



**29 Erwr Brenhinoedd, Llandybie, Ammanford, SA18 2TQ**

**Offers in the region of £349,000**

A well presented detached house set in an estate of similar style properties set within 1 mile of most local amenities and approximately 2.5 miles from Ammanford town centre. Accommodation briefly comprises entrance hall, lounge, sitting room, study, kitchen, utility room, 4 bedrooms 2 with en suites and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, double garage and enclosed rear garden.

## Ground Floor

Entrance door to

## Entrance Hall

with stairs to first floor, under stairs cupboard and radiator.

## Lounge

19'1" x 11'6" (5.83 x 3.51)



with gas fire in feature surround, 2 radiators, spot lights and uPVC double glazed window to front and patio door to rear.

## Sitting Room

9'2" x 12'9" (2.81 x 3.91)



with radiator, downlights and uPVC double glazed window to front.

## Study

6'2" x 7'9" (1.89 x 2.38)



with downlights, radiator and uPVC double glazed window to side.

## Kitchen

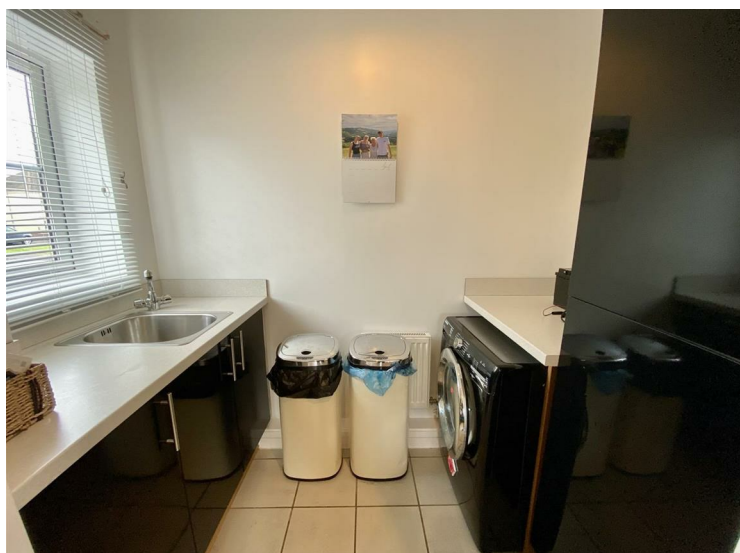
16'2" red to 11'3" x 12'4" red to 4'3" (4.95 red to 3.45 x 3.78 red to 1.32)



with range of fitted base and wall units, display cabinets, stainless steel one and half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and electric oven under, plumbing for automatic dishwasher, tiled floor, radiator, downlights and uPVC double glazed window and patio door to rear.

### Utility Room

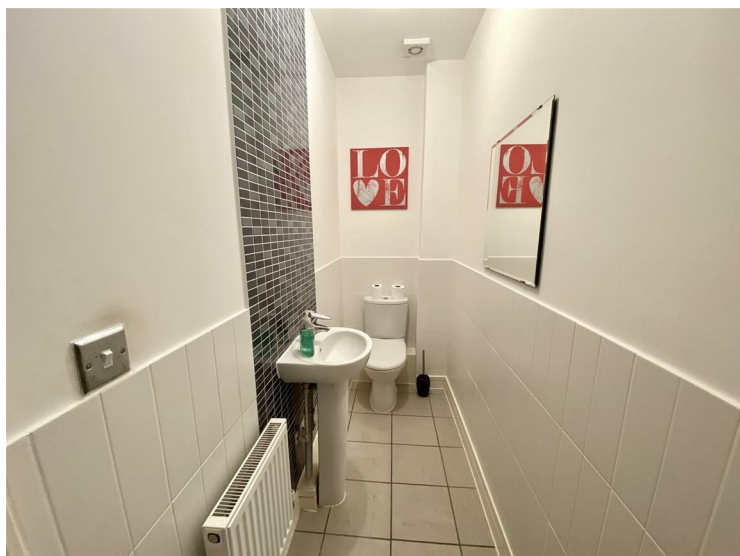
4'6" x 7'10" (1.39 x 2.39)



with fitted units, single drainer sink unit, plumbing for automatic washing machine, extractor fan, tiled floor, radiator and uPVC double glazed window to side.

### Downstairs WC

3'2" x 7'9" (0.97 x 2.38)



with low level flush WC, pedestal wash hand basin, radiator, part tiled walls, tiled floor and extractor fan.

### First Floor

#### Landing

with hatch to roof space, storage cupboard, radiator and uPVC double glazed window to rear.

### Bedroom 1

16'5" red to 12'1" x 12'5" red to 4'3" (5.02 red to 3.70 x 3.80 red to 1.32)



with built in wardrobes, radiator, downlights and uPVC double glazed window to side and rear.

### En Suite

6'7" x 7'8" (2.02 x 2.35)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over, tiled floor, tiled walls, radiator, extractor fan and uPVC double glazed window to side.

## Bedroom 2

9'6" x 16'6" (2.90 x 5.03)



with fitted wardrobes, radiator and uPVC double glazed window to front.

## WC En Suite



with low level flush WC and pedestal wash hand basin.

## Bedroom 3

9'3" x 11'6" (2.83 x 3.53)



with fitted wardrobes, radiator and uPVC double glazed window to rear.

## Bedroom 4

9'6" x 13'1" (2.90 x 4.00)



with fitted wardrobes, radiator and uPVC double glazed window to front.

## Bathroom

6'5" x 7'10" (1.98 x 2.39)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over, tiled walls, tiled floor, extractor fan, radiator and uPVC double glazed window to side.

## Outside



with slated garden to front and brick path to front door, tarmac side drive and side access to rear garden with wooden summer house, mature shrubs and slabbed patio.

## Garage

18'2" x 18'8" (5.56 x 5.69)

with 2 up and over doors and double doors.

## Services

Mains gas, electricity and water meter.

## Council Tax

Band F

## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street towards Llandybie. After approximately 2 miles turn right into Campbell Road then at the end of the road turn right into Kings Road. Proceed over the railway crossing then turn first right into Erw'r Brenhinoedd and follow the road into the centre of the estate, continue around the grass central area and proceed forward and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



**Anna Ashton**  
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.