



**23 Caeffynnon Road, Llandybie, Ammanford, SA18 2TH**

**Offers in the region of £199,950**

NO CHAIN! A well presented, detached bungalow set in a quiet cul-de-sac in the popular village of Llandybie, within 1 mile of most local amenities and approximately 2.5 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom. The property benefits from electric heating, uPVC double glazing, front and rear garden.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with textured and coved ceiling.

### Lounge

17'11" x 11'8" (5.47 x 3.57)



with electric fire in feature surround, electric radiator, laminate floor, dado rail, textured and coved ceiling and uPVC double glazed window to front.

### Kitchen

9'9" x 11'8" (2.98 x 3.56)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, storage cupboard, tiled walls, laminate floor, electric radiator, textured and coved ceiling and uPVC double glazed window to rear and door to side.

### Inner Hall

with textured and coved ceiling.

## Bedroom 1

10'11" x 11'8" (3.33 x 3.58)



with mirror fronted fitted wardrobes, hatch to roof space, laminate floor, electric radiator, textured and coved ceiling and uPVC double glazed window to front.

## Bathroom

6'3" x 8'6" (1.92 x 2.60)



with low level flush WC, pedestal wash hand basin, built in cupboard, panelled bath with electric shower over, part tiled walls, extractor fan, shaver point, textured and coved ceiling and uPVC double glazed window to side.

## Bedroom 2

9'9" x 11'8" (2.99 x 3.58)



with mirror fronted fitted wardrobes, laminate floor, electric radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Outside



with lawned garden to front, gravelled path leading to rear garden with lawned garden and paved path on the other side of the bungalow. Additionally, there is an option for garden services.

## Council Tax

Band C

## Services

Mains electricity, drainage and water meter.

## NOTE

All photographs are taken with a wide angle lens.

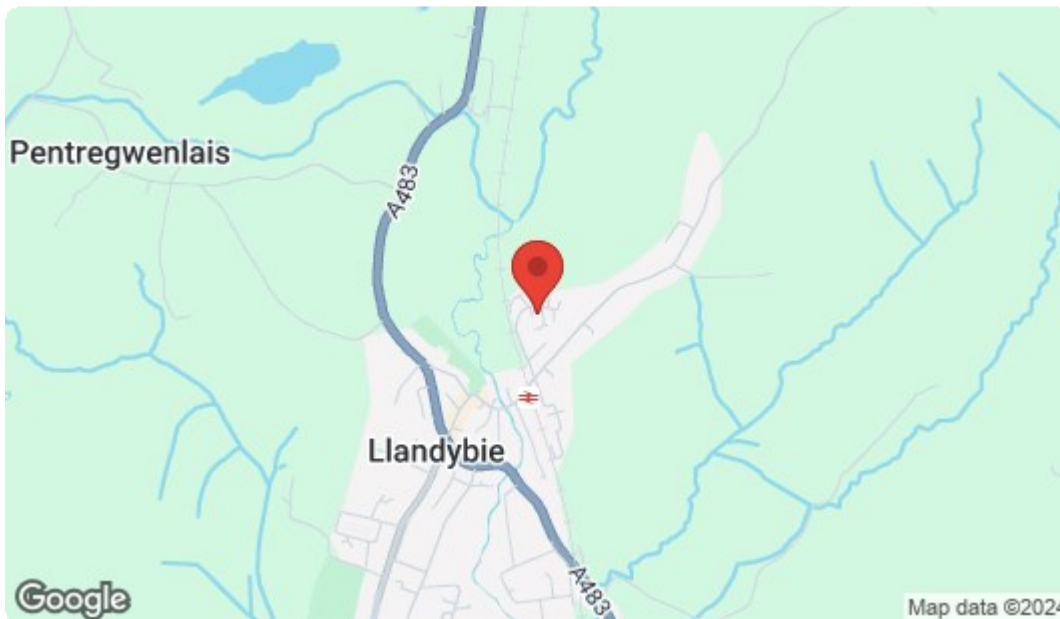
## Directions

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 left into Caeffynnon Road. Follow the road up and around then turn first right and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR



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	(92 plus) <b>A</b>		100
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>	44	
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
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.