



27 Llandybie Road, , Ammanford, SA18 2DP

Offers in the region of £179,950

A semi detached house set within half a mile of Ammanford town centre with its range of shopping, schools and transport facilities. Accommodation comprises entrance hall, lounge, kitchen/diner, rear hall, downstairs WC, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

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

Lounge

13'4" into bay x 11'4" (4.07 into bay x 3.46)



with electric fire in feature surround, 2 wall lights, laminate floor, radiator, coved ceiling and uPVC double glazed bay window to front.

Kitchen/Diner

12'9" max x 18'0" max (3.91 max x 5.51 max)



with range of fitted base and wall units, stainless steel one and half bowl sink unit with monobloc tap, 5 ring gas hob with extractor over and oven under, plumbing for

automatic washing machine, integrated automatic dishwasher, part tiled walls, tiled floor, radiator, coved ceiling and 2 uPVC double glazed windows to rear.

Rear Hall

3'4" x 3'0" (1.03 x 0.93)

with tiled floor, part tiled walls and uPVC double glazed door to side.

Downstairs WC

7'3" x 3'11" (2.22 x 1.21)



with low level flush WC, pedestal wash hand basin, radiator, tiled floor, textured ceiling and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space and coved ceiling.

Bedroom 1

14'0" x 11'8" (4.29 x 3.57)



with radiator, coved ceiling and uPVC double glazed bay window to front.

Bedroom 3

7'1" x 6'3" (2.17 x 1.92)



with radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

14'2" red to 12'1" x 11'6" (4.34 red to 3.70 x 3.53)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bathroom

7'1" x 6'3" (2.17 x 1.92)



with low level flush WC, pedestal wash hand basin, corner bath with shower attachment taps, shower enclosure with mains shower, tiled walls, extractor fan, heated towel rail, coved ceiling and uPVC double glazed window to rear.

Outside



with off road parking to the side of the property, enclosed rear garden with concrete section with steps down to lawned garden.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

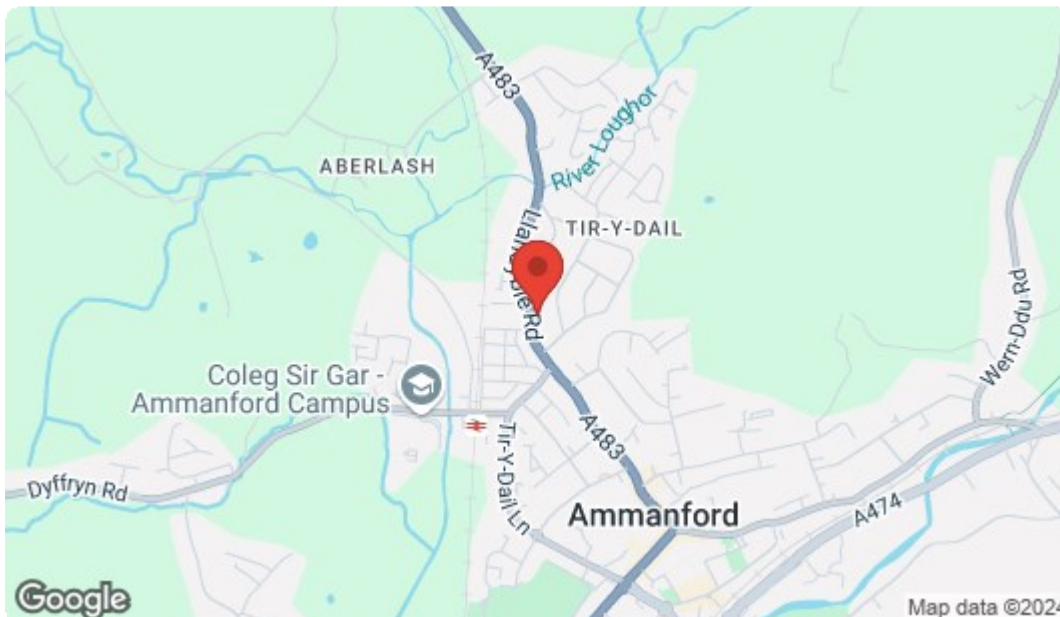
All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel for approximately half a mile and the property can be found on the right hand side, opposite TK Beynon's garage and identified by our For Sale board.



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			100
(92 plus) A			
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

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