



**6 Ffordd Y Blodau, Llandybie, Ammanford, SA18 2SS**

**Offers in the region of £250,000**

A detached house on the edge of the popular village of Llandybie, within 2 miles of Ammanford town centre and 5 miles of the market town of Llandeilo. Accommodation comprises porch, lounge, kitchen, conservatory, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and front and rear gardens.

## Ground Floor

Composite entrance door to

## Porch

3'10" x 9'10" (1.19 x 3 )



with decorative tiled floor and frosted uPVC double glazed windows to front and either side. uPVC double glazed door to

## Lounge

18'7" x 13'8" inc to 20'9" (5.68 x 4.18 inc to 6.34)



with open tread stairs to first floor, under stairs cupboard, gas fire in feature surround, laminate floor, 3 radiators, textured and coved ceiling and uPVC double glazed window to front and Patio doors to rear. Opening into the Conservatory.

## Kitchen

12'3" x 5'8" (3.75 x 1.74)



with range of fitted base and wall units with black Granite worktops and breakfast bar, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, integrated automatic dishwasher, integrated washing machine, integrated fridge freezer, part tiled

walls and textured and coved ceiling.  
Opening to

### Conservatory

8'2" inc to 12'0" x 19'5" (2.49 inc to 3.66 x 5.93)



with polycarbonate roof, tiled floor, 2 radiators and uPVC double glazed windows, door to side and French doors to rear.

### First Floor

#### Landing

with hatch to roof space, built in cupboard housing wall mounted Vaillant gas boiler providing domestic hot water and central heating, textured and coved ceiling and uPVC double glazed window to front.

#### Bedroom 1

10'11" x 10'6" (3.34 x 3.21)



with built in wardrobes, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

#### Bedroom 2

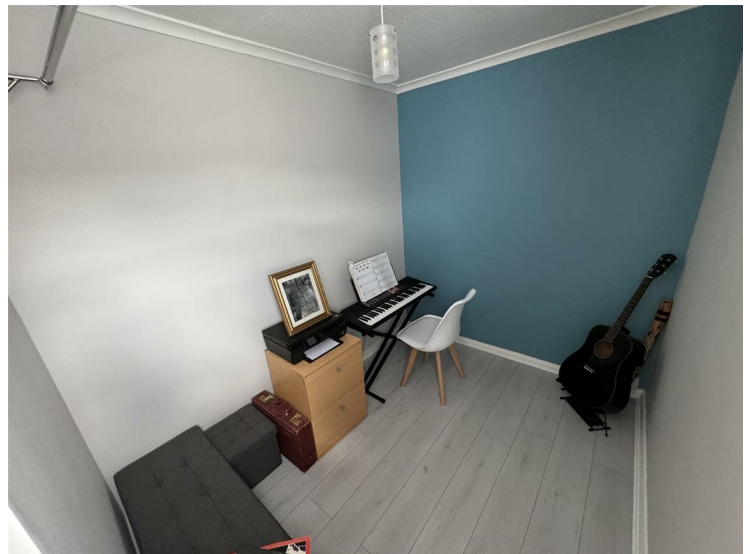
6'6" x 8'3" (2 x 2.54)



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

#### Bedroom 3

6'6" x 8'3" (2.00 x 2.54)



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

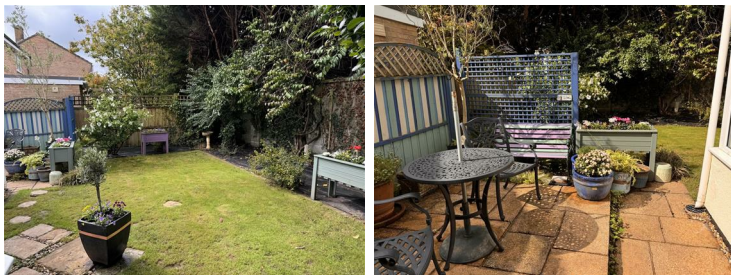
## Bathroom

5'8" x 6'6" (1.75 x 2)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, tiled walls, tiled floor, shaver point, radiator, textured ceiling and uPVC double glazed window to side.

## Outside



with lawned and gravelled garden to front, off road parking, side access to rear garden with covered walkway, patio area, lawned garden and mature shrubs and trees.

## Garage

16'1" x 8'2" (4.91 x 2.51)

with up and over door, power and light connected and door to side.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

## NOTE

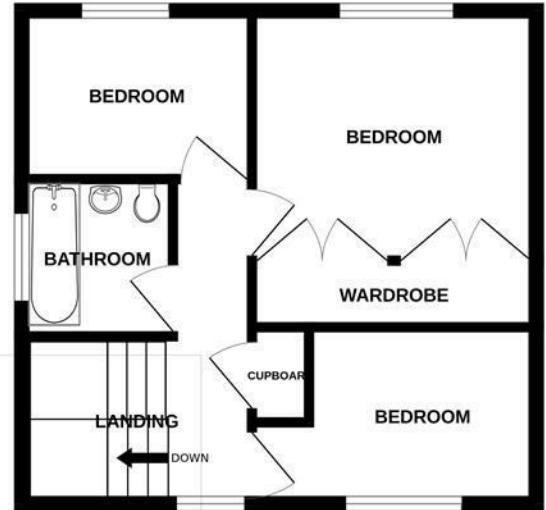
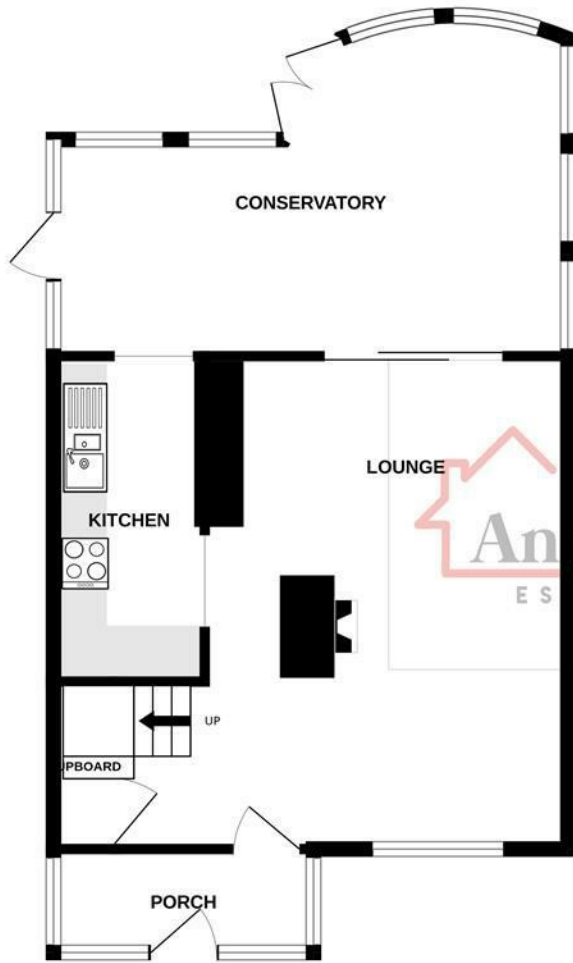
All internal photographs are taken with a wide angle lens.

## Directions

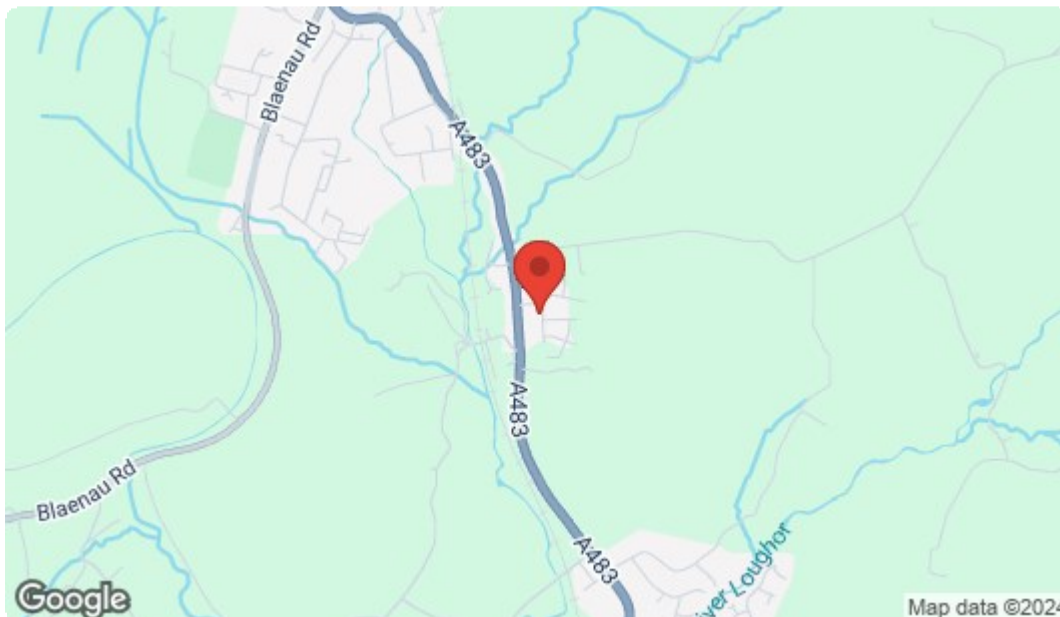
Leave Ammanford on College Street and travel for approximately one and half miles to the start of Llandybie. Turn right into Heol Ceirios and first right into Ffordd Y Blodau and the property can be found on the right hand side.

GROUND FLOOR

1ST 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>		<b>96</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	<b>55</b>	
	(39-54) <b>E</b>		
	(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.