



1 Tanygraig, Llandybie, Ammanford, SA18 3JJ

Offers in the region of £179,995

A semi detached cottage located in the village of Pentregwenlais, within walking distance of the bus stop and local amenities and approximately 2.5 miles from Ammanford town centre.

Accommodation comprises lounge, kitchen, downstairs shower room and 2 bedrooms. The property benefits from LPG central heating with a secondary multi fuel back up, part uPVC double glazing and part wooden single glazing, rear garden, off road parking for numerous cars, car port and garage.

Ground Floor

uPVC double glazed entrance door to

Kitchen

9'11" x 19'1" max (3.03 x 5.84 max)



with range of fitted base units, Belfast sink unit with mixer taps, shelving and racking, extractor fan, LPG cooker point, central island, 2 wall lights, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, part beamed ceiling, part polycarbonate roof and uPVC double glazed window to side.

Lounge

15'7" x 13'5" (4.77 x 4.09)



with Inglenook fireplace, stairs to first floor, under stairs cupboard, exposed floorboards, radiator, beamed ceiling and 2 wooden sash windows to front.

Downstairs Shower Room

3'11" x 11'5" max (1.21 x 3.48 max)



with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, waterproof wallboards, tiled floor, PVC ceiling, extractor fan, heated towel rail, roof window and uPVC double glazed window to rear.

First Floor

Landing

Bedroom 1

16'9" x 10'9" red to 7'9" (5.13 x 3.29 red to 2.37)



with built in cupboards, book shelves, radiator, beamed ceiling and wooden sash window to front.

Bedroom 2

10'5" x 11'0" (3.2 x 3.36)



with airing cupboard with hot water cylinder, hatch to roof space, radiator and wooden sash window to rear.

Outside



with steps up to rear lawned garden with covered seating area, concrete parking area, cart port, further parking area for several cars and approximately 1 acre of SSSI land bordered by a stream.

Outside WC - 2.02 x 1.05 - low level flush WC, vanity wash hand basin, part tiled walls, wall cupboard and metal window to side.

Block Shed - 2.02 x 3.44 - with power and light connected and 2 roof windows.

2 Corrugated zinc sheds

Garage - 5.87 x 3.67 - with inspection pit and power and light connected.

Services

Mains electricity and water. LPG central heating with a secondary multi fuel back up and Septic Tank

Council Tax

Band B

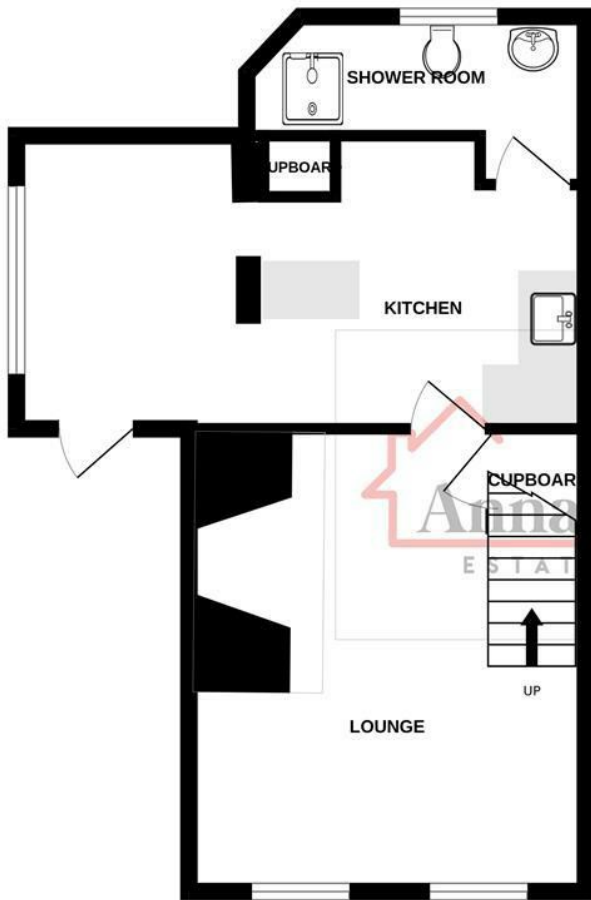
NOTE

All internal photographs are taken with a wide angle lens.

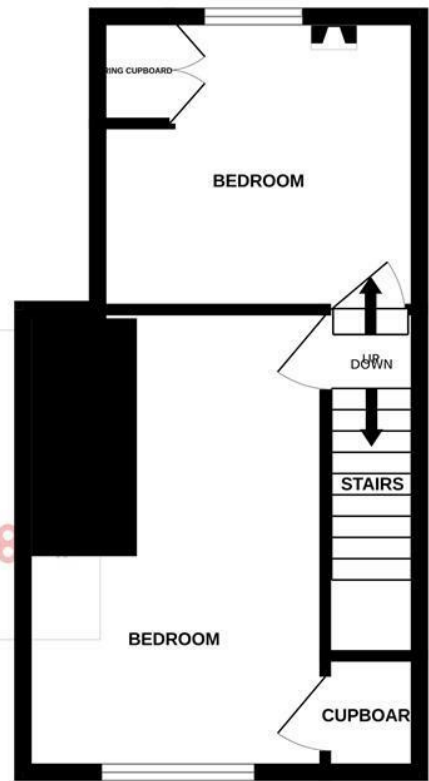
Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Proceed through the cross road and out towards Llandeilo. Turn left and travel through Pentregwenlais then turn right for Milo. Turn next right onto an unmade road and follow the road down the hill past the first property and the cottage can be found on the left hand side, identified by our For Sale board.

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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		100
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G	10	
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.