



5 Blaenau Road, Llandybie, Ammanford, SA18 3YR

Offers in the region of £149,995

A semi detached house located in the centre of the popular village of Llandybie, within 2 miles of Ammanford town centre with it wider range of shopping and transport facilities. Accommodation comprises kitchen, lounge, dining room, 2 bedrooms and bathroom. The property benefits from gas central heating, part uPVC double glazing and rear garden.

Ground Floor

Hardwood entrance door to

Kitchen

13'9" x 7'9" (4.21 x 2.38)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, textured ceiling and Hardwood single glazed window to side and rear and door to side.

Dining Room

8'4" x 13'10" (2.56 x 4.23)



with open tread stairs to first floor, radiator, textured ceiling and Hardwood single glazed window to rear. Opening to

Lounge

14'11" x 15'2" (4.55 x 4.63)



with open brick fireplace, 2 radiators, textured and beamed ceiling and 2 uPVC double glazed windows to front.

First Floor

Landing

with built in cupboard, exposed floorboards and textured ceiling.

Bedroom 1

10'2" x 15'1" (3.11 x 4.62)



with exposed floorboards, radiator, textured ceiling and 2 uPVC double glazed window to rear.

Bathroom

6'4" x 7'10" (1.94 x 2.39)



with low level flush WC, pedestal wash hand basin, panelled bath, tiled walls, exposed floorboards, hatch to roof space, shaver light and point, radiator, textured ceiling and Hardwood single glazed window to side.

Bedroom 2

7'7" x 10'11" (2.32 x 3.33)



with access to attic space/eaves, radiator, textured ceiling and uPVC double glazed roof window to rear.

Outside



with shared side drive leading to concrete area, steps up to lawned garden with concrete path, lawned gardens, flower beds and mature shrubs and trees.

Council Tax

Band C

Services

Mains gas, electricity, water and drainage.

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College street and follow the road for approximately 2 miles into Llandybie turn left at the crossroads and the property can be found immediately on the right hand side, 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		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.