









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, lawed 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

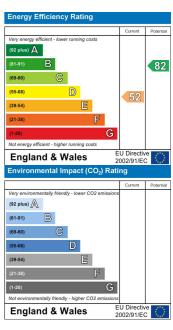
Leave Ammanford on College street and follow the road for approximately 2 miles into Llandybie turn left at the crossroads and the property can be found immediately on the right hand side, identified by our For Sale board.

GROUND FLOOR 1ST FLOOR









Please note:

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