



**55 Blaenau Road, Llandybie, Ammanford, SA18 3YT**

**Offers in the region of £225,000**

A detached bungalow in need of modernisation, set in the village of Llandybie, within walking distance of most local amenities and approximately 2 miles from Ammanford town centre. Accommodation comprises porch, entrance hall, sitting room, lounge, kitchen/ diner, pantry, 2/3 bedrooms and bathroom. The property benefits from gas central heating, part uPVC double glazing, part Hardwood double glazing, off road parking for up to 3 cars, detached garage and enclosed rear and front gardens.



## Ground Floor

### Porch

3'3" x 3'1" (1.00 x 0.94)

with entrance door, radiator and door to

### Entrance Hall

with radiator, storage cupboard and parquet floor.

### Sitting Room/ Bedroom 3

11'5" x 11'11" (3.48 x 3.64)



with picture rails, radiator, parquet floor and hard wood double glazed window to front.

### Bedroom 1

11'4" x 11'10" (3.46 x 3.62)



with radiator, parquet floor and hard wood double glazed window to front.

### Bedroom 2

11'4" x 11'10" (3.47 x 3.63)



with radiator, parquet floor and hard wood double glazed window to side.

### Lounge

11'4" x 11'10" (3.47 x 3.63)



with picture rails, 2 radiators, parquet floor and 2 uPVC double glazed windows to side.

### Rear Hall Way

with hatch to roof space.



## Bathroom

8'7" x 8'3" (2.63 x 2.54)



with low level flush, pedestal wash hand basin, panelled bath, airing cupboard with slated shelving and radiator, radiator, part tiled walls, tiled floor and uPVC double glazed window to rear.

## Pantry

5'4" x 2'10" (1.63 x 0.87)



with shelving, part tiled walls, tiled floor and uPVC double glazed window to rear.

## Kitchen/ Diner

8'8" x 14'0" (2.66 x 4.27)



with a range of base and wall units, stainless steel double drainer sink unit, mixer taps, electric cooker point, built in cupboards housing wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, large storage cupboard, part tiled walls, tiled floor, radiator and uPVC double glazed window and door to rear.

## Detached Garage

19'10" x 10'0" (6.06 x 3.05)



with up and over door, power and light connected, hard wood door to side and uPVC double glazed window to rear.

## Outside



with gated rear access with lean to car port and access to the garden, scattered lawned areas, mature shrubs, concrete path way, 2 sheds, outside toilet and tap. Lawned area, mature shrubs and gated drive way allowing off-road parking for up to 3 cars to the front.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

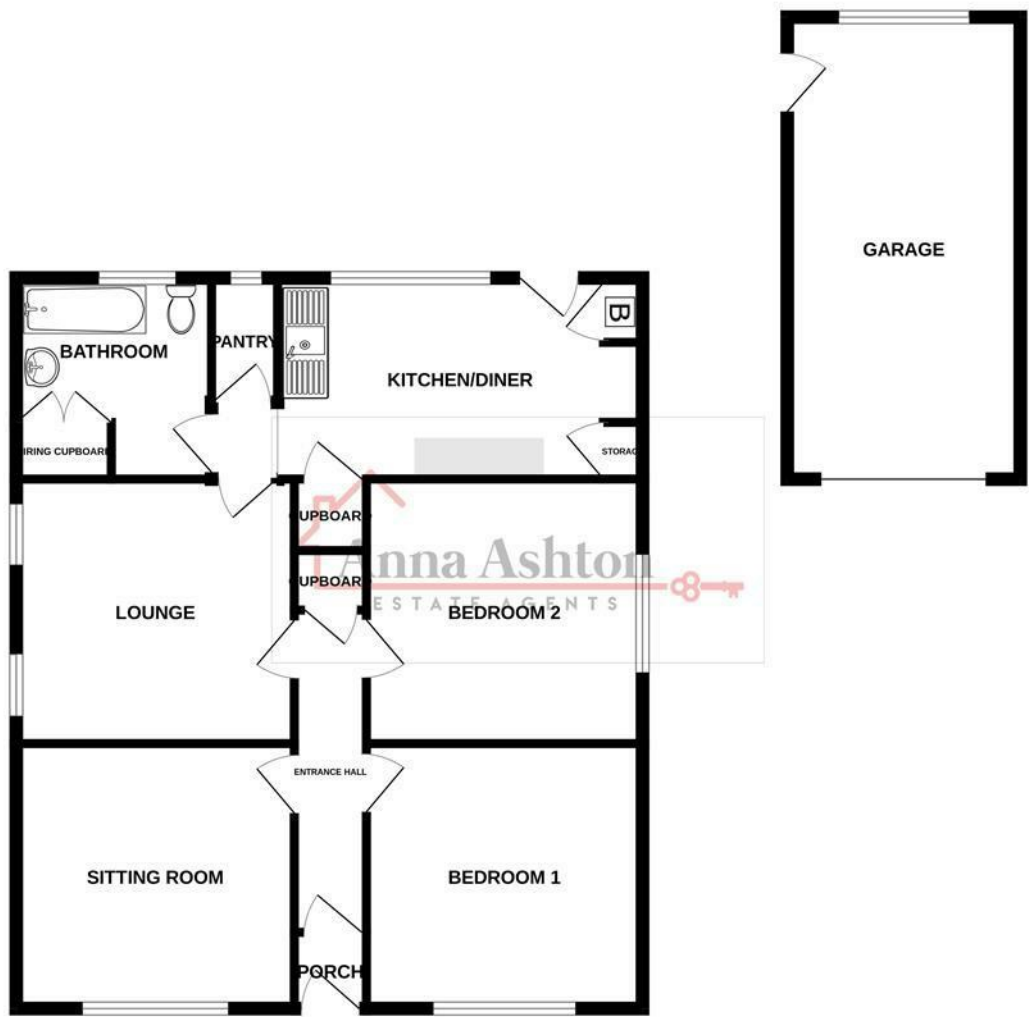
## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel for approximately 2 miles into the village of Llandybie, turn left onto Blaenau Road, travel for 0.3 miles and the property can be found on the right hand side.

GROUND 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</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.