









# 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)



## Kitchen/ Diner

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



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.

with low level flush, pedestal wash hand with a range of base and wall units, basin, panelled bath, airing cupboard with stainless steel double drainer sink unit, slated shelving and radiator, radiator, part mixer taps, electric cooker point, built in tiled walls, tiled floor and uPVC double 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.

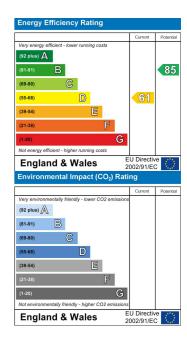
## **Directions**

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.









### Please note:

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