



## **Belvedere Waunfarlais Road, Llandybie, Ammanford, SA18 3NG**

**Offers in the region of £325,000**

A detached bungalow in need of modernisation set on the fringes of the village of Llandybie and approximately 2 miles from Ammanford town centre. Accommodation comprises of entrance hall, sitting/ dining room, lounge, kitchen, shower room and 3 bedrooms. The property benefits from oil central heating, uPVC double glazing, off road parking for up to 5 cars, garage, work shed, enclosed rear and front gardens and far reaching views.



## Ground Floor

uPVC double glazed door to

## Entrance Hall

with built in cupboards, airing cupboard with fully lagged hot water cylinder and slatted shelving, hatch to roof space, 2 radiators and textured and coved ceiling.

## Sitting/ Dinning Room

12'4" x 16'8" (3.77 x 5.10)



with feature fireplace, radiator, textured and coved ceiling, uPVC double glazed window to side and door to

## Kitchen

11'7" x 16'7" (3.55 x 5.08)



with a range of base and wall units, display cabinet, stainless steel one and a half bowl sink unit, mixer taps, 4 ring electric hob, over extractor, integrated dish washer, tiled

walls, radiator, textured ceiling, uPVC double glazed window to side and rear and uPVC double glazed door to rear.

## Shower Room

6'7" x 11'6" (2.02 x 3.52)



with low level flush WC, vanity wash hand basin, base and wall units, shower enclosure with mains shower, tiled walls, tiled floor, shaver point, radiator, textured ceiling and uPVC double glazed window to side.

## Bedroom 3

8'7" x 15'3" (2.63 x 4.66)



with radiator, textured and coved ceiling and uPVC double glazed window to side.



## Bedroom 2

11'2" x 13'4" (3.41 x 4.07)



with radiator, textured and coved ceiling and uPVC double glazed window to side.

## Bedroom 1

16'1" x 12'1" (4.91 x 3.69)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

## Lounge

11'10" x 24'6" (3.61 x 7.48)



with feature fireplace, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and side.

## Utility Room

8'11" x 13'8" (2.73 x 4.18)



with stainless steel single drainer sink unit, plumbing for automatic washing machine, Rayburn, part tiled walls, textured ceiling, uPVC double glazed window to side and door leading to garage.



## Boiler Room

5'7" x 5'7" (1.72 x 1.71)



with free standing boiler providing central heating and uPVC double glazed window to side.

## WC

2'11" x 5'8" (0.90 x 1.73)



with low level flush WC, textured ceiling and uPVC double glazed window to side.

## Garage

10'8" x 26'10" (3.27 x 8.18)

with up and over door, power and light connected and window to rear.

## Work Shed

28'7" x 18'2" (8.72 x 5.56)



with power and light connected and window to side and rear.

## Outside



with raised lawn area and drive way for up to 5 cars to front. Concrete area for additional parking, garden shed, steps leading to lawn area bordered by mature shrubs and trees and far reaching views to rear.

## Services

Mains electricity, water and drainage.

## NOTE

All photographs are taken with a wide angle lens.

## Council Tax

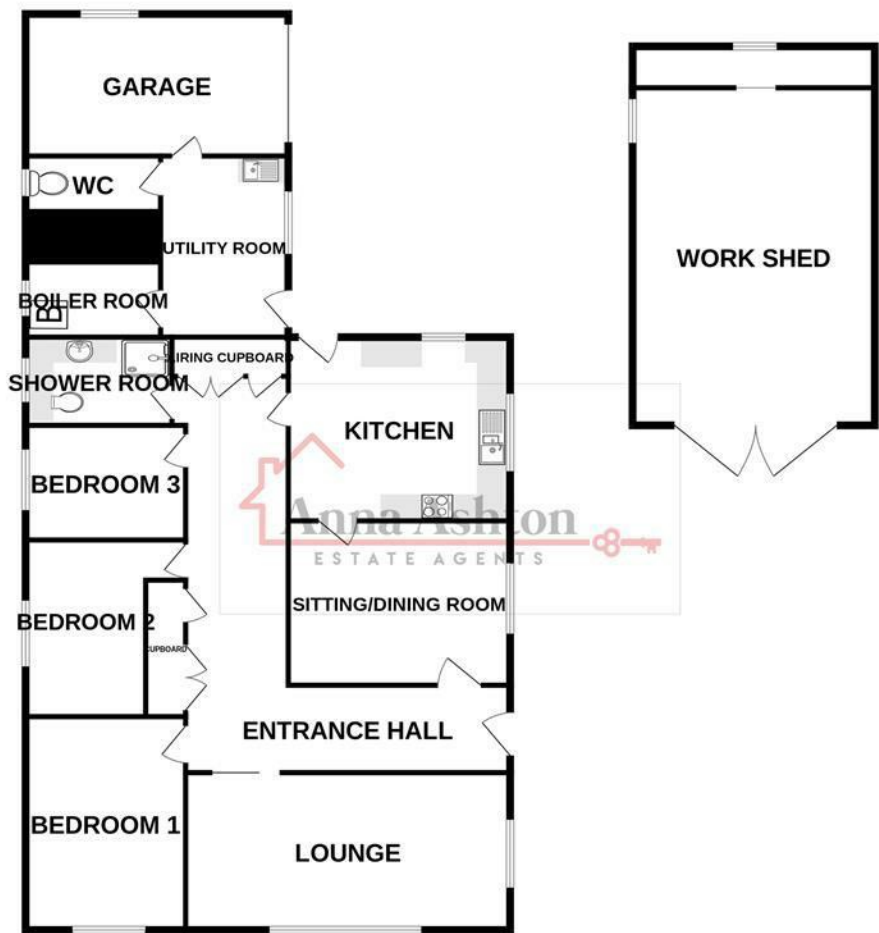
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## Directions

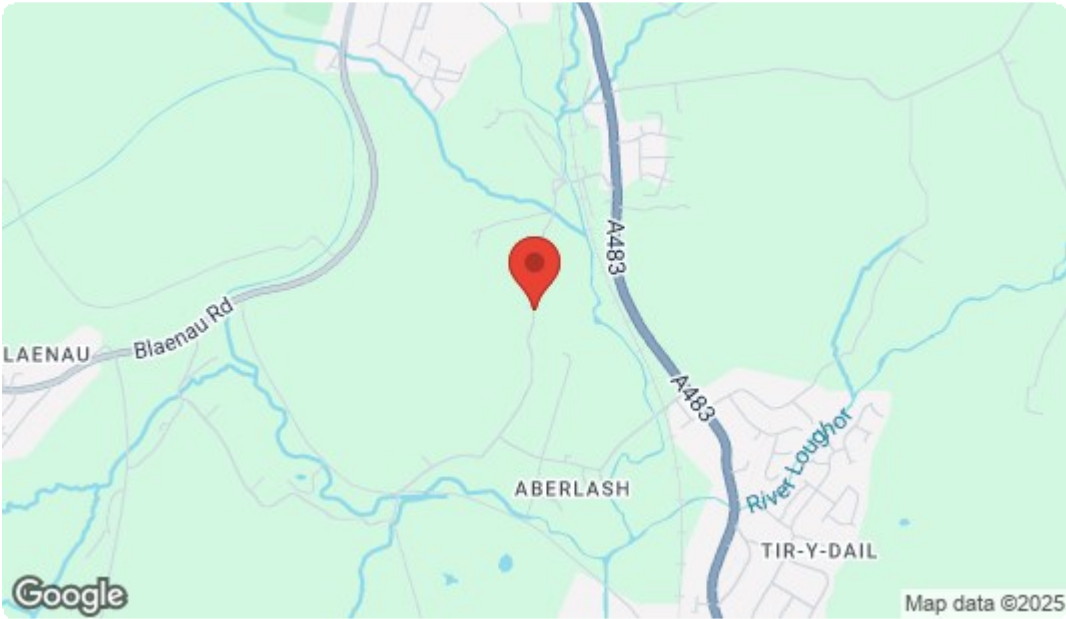
Leave Ammanford on College Street and travel for approximately 1.5 miles to the beginning of the village of Llandybie. Turn first left into Mckays and travel over the railway crossing into Waunfarlias Road and

after approximately 0.2 miles the property can be found on the right hand side, identified by our For Sale board.

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			
<div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>		43	73
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
<div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>			
Not environmentally friendly - higher CO <sub>2</sub> 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.