



**12 Rawlings Road, Llandybie, Ammanford, SA18 3YD**

**Offers in the region of £220,000**

A well presented semi detached house set in the village of Llandybie, within walking distance of most local amenities and approximately 2 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge/diner with under floor heating, kitchen, 3 double bedrooms and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, enclosed rear garden and summer house.



## Ground Floor

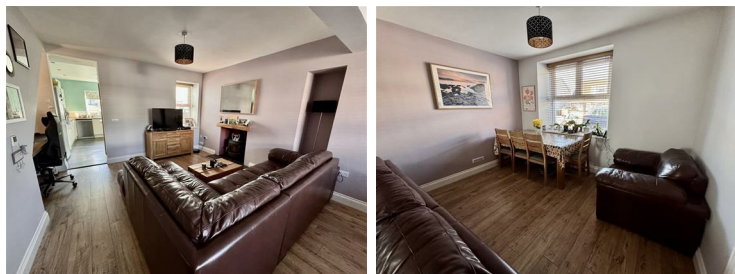
uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, wood floor and coat hooks.

### Lounge/Diner

20'3" x 12'5" (6.19 x 3.81)



with log burner, under floor heating, alcove, wood floor, under stairs storage and uPVC double glazed window to front and rear.

### Kitchen

12'5" x 10'2" (3.80 x 3.10)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in oven, plumbing for automatic washing machine, plumbing for automatic dishwasher, wall mounted gas boiler providing domestic hot water and central heating, breakfast bar, part tiled walls, upright radiator, downlights and uPVC double glazed window to rear and door to side.

## First Floor

### Landing

with hatch to roof space, built in cupboard and radiator.

### Bedroom 1

12'5" x 10'0" (3.79 x 3.06)



with radiator and uPVC double glazed window to rear.

### Bedroom 2

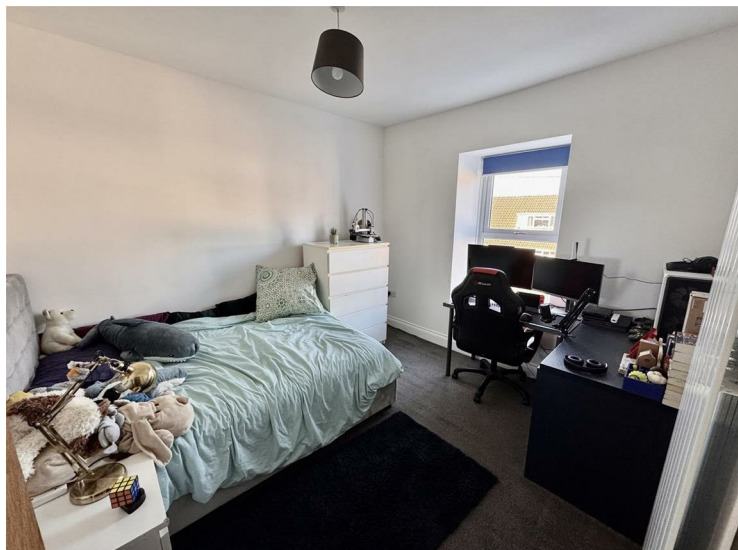
9'9" x 10'0" (2.98 x 3.06)



with radiator and uPVC double glazed window to rear.

### Bedroom 3

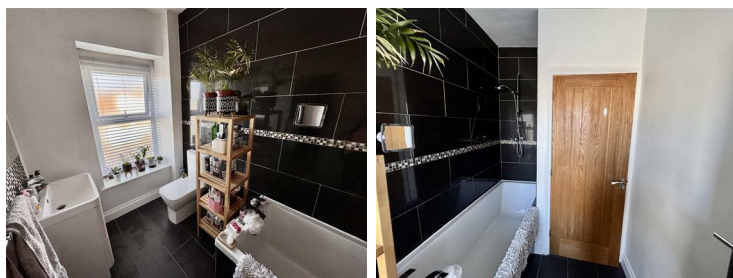
11'0" x 9'11" (3.36 x 3.03)



with upright radiator and uPVC double glazed window to front.

### Bathroom

7'11" x 5'8" (2.43 x 1.75)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains shower over, part tiled walls, tiled floor, extractor fan, heated towel rail, downlights and uPVC double glazed window to front.

### Outside



PIN code access to get into Covered area - 2.79 x 2.73 with polycarbonate roof and electric socket and door to rear garden with hardstanding area, store shed, timber shed

and pathway the full length of the garden with lawned garden, Garden Room with composite decking to front and block built store room to rear with uPVC double glazed window and door to front.

### Garden Room

10'9" x 12'1" (3.30 x 3.70)



with electric radiator, downlights, laminate floor and uPVC double glazed windows and French doors to front.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Band C

### NOTE

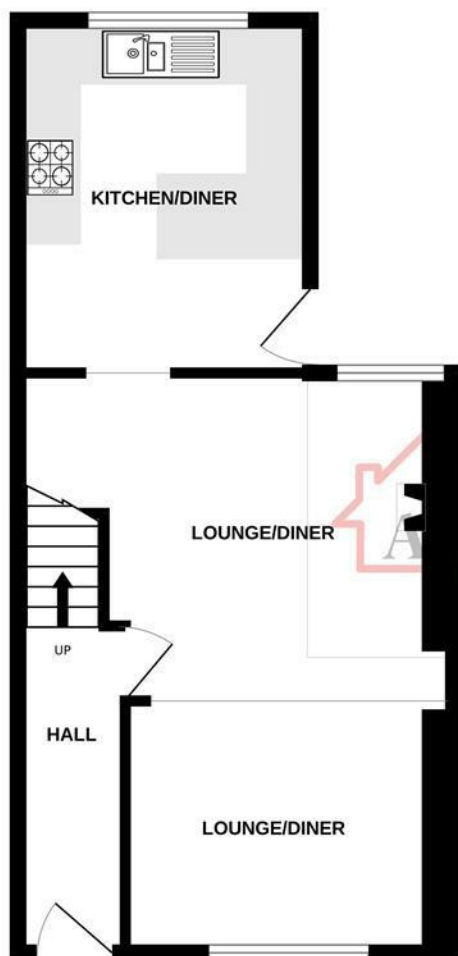
All internal photographs are taken with a wide angle lens.

### Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. As you go over the bridge turn left behind the bus stop, turn right into Margaret Road and then right into Rawlings Road and the property can be found on the right hand side, identified by our For Sale board.



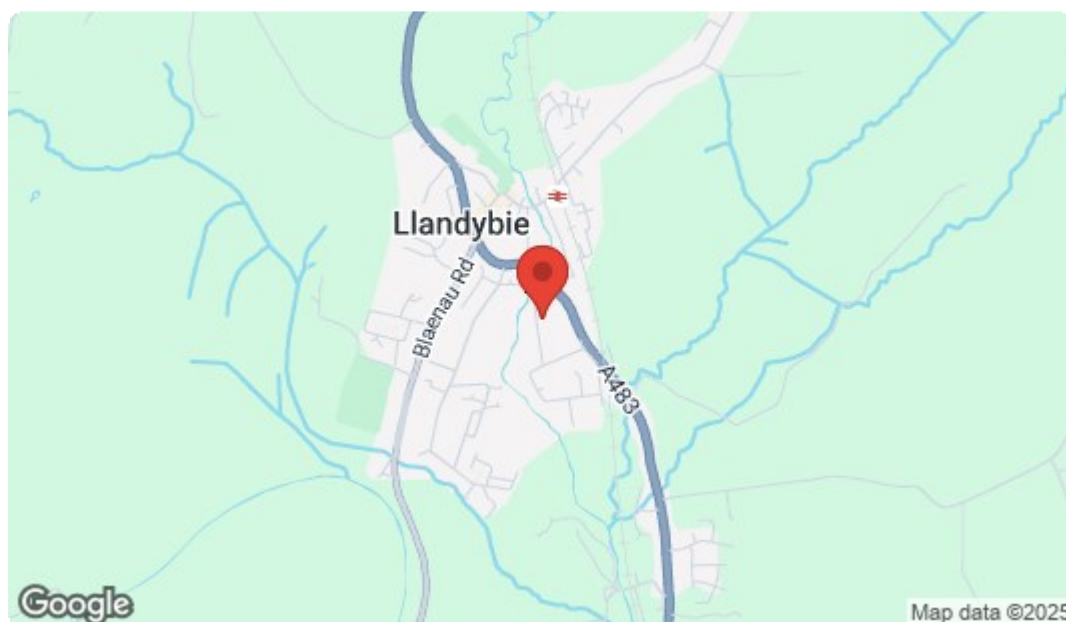
GROUND FLOOR



1ST 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>		
(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 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.