



35 Woodfield Road, Llandybie, Ammanford, SA18 3UR

Offers in the region of £230,000

Viewing is highly recommended at this modern semi detached house set within the popular village of Llandybie, close to local amenities and only 2 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage (accessed via rear lane) and enclosed front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, tiled floor and radiator.

Lounge/Diner

24'10" x 11'5" (7.59 x 3.50)



with log burner with oak beam, 2 modern radiators, wood floor, coved ceiling and uPVC double glazed bay window to front. Opening to

Kitchen

14'7" x 11'3" (4.47 x 3.45)



with a range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring induction hob with extractor over, built in double oven, plumbing for automatic washing machine, central island, part tiled walls, tiled floor, downlights and uPVC double glazed window and stable door to rear.

First Floor

Landing

with hatch to roof space with pull down ladder and downlights.

Bedroom 1

14'0" x 8'6" (4.28 x 2.61)



with fitted wardrobes, radiator, feature panel wall and uPVC double glazed window to rear.

Bedroom 2

12'4" x 11'3" (3.76 x 3.45)



with radiator and uPVC double glazed window to front.

Bedroom 3

10'10" x 6'1" (3.31 x 1.86)



with radiator and uPVC double glazed window to front.

Bathroom

11'1" x 9'0" (3.38 x 2.75)



with low level flush WC, vanity wash hand basin, free standing bath with shower taps, walk in tiled shower enclosure with dual head mains shower, radiator and uPVC double glazed window to side.

Outside



with gated forecourt to front, side access to rear enclosed garden with patio area, steps up to 2 lawned gardens and store shed (4.38 x 2.74) with window to rear and door to side. Rear access to Garage (6.40 x 3.32) with double doors, power and light connected and accessed via rear lane.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

NOTE

All internal 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 at the shop into Woodfield 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) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.