



Ffynnon Las House Pentregwenlais, Llandybie, Ammanford, SA18 3JN

Offers in the region of £169,950

A detached house set within 1 mile of the village of Llandybie with its range of local amenities, 4 miles from the market town of Llandeilo and approximately 2.5 miles from Ammanford town centre.

Accommodation comprises entrance hall, lounge, kitchen, 3 bedrooms, bathroom and 2 attic rooms. The property benefits from oil central heating, uPVC double glazing and garage/workshop to rear.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

4'6" x 3'9" (1.38 x 1.16)

with wood floor and coat hooks.

Kitchen/Diner

18'2" x 9'10" (5.54 x 3.00)



with range of fitted base and wall units, stainless steel single drainer sink unit and mixer taps, Range cooker with extractor over, free standing oil boiler providing domestic hot water and central heating, plumbing for automatic washing machine, open fireplace, part tiled walls, wood floor, radiator, spotlights, coved ceiling and uPVC double glazed window to front, side and rear.

Lounge

18'4" x 12'11" (5.59 x 3.96)



with stairs to first floor, electric fire in feature surround, 2 radiators, dado rail, spotlights, coved ceiling and uPVC double glazed window to front and side.

First Floor

Landing

with hatch to attic rooms with pull down ladder, built in airing cupboard, radiator, dado rail, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

12'1" x 9'6" (3.70 x 2.9)



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

Bedroom 2

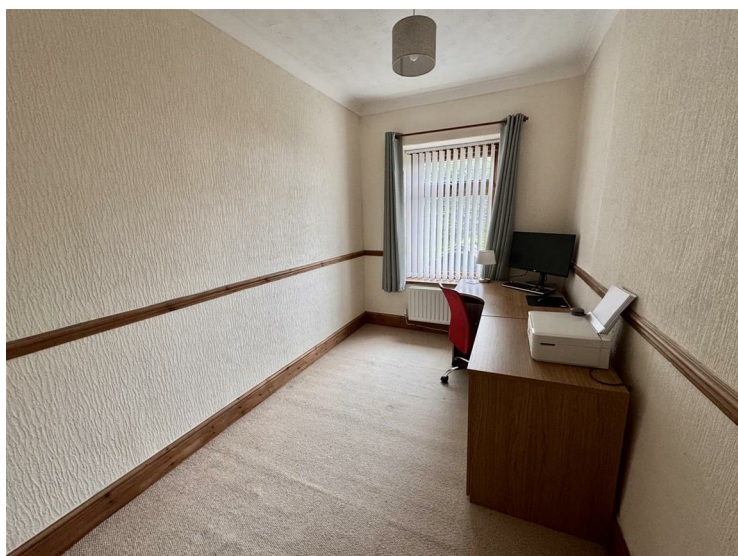
12'2" x 7'4" (3.73 x 2.26)



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

Bedroom 3

12'1" x 6'6" (3.69 x 1.99)



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

Bathroom

3'11" x 7'8" max (1.2 x 2.35 max)



with fitted low level flush WC, vanity wash hand basin with cupboards under, panelled bath with electric shower over and glass screen, tiled walls, extractor fan, radiator, heated towel rail, downlight, coved ceiling and uPVC double glazed window to side.

Attic Room 1

12'4" x 16'0" (3.76 x 4.88)



with radiator, spotlights and roof window to front.

Attic Room 2

12'4" x 6'9" (3.78 x 2.07)



Pentregwenlais and follow the road for approximately half a mile and the property can be found on the left hand side, identified by our For Sale board.

with roof window to front.

Outside

Paved area with log store and storage to front, side pedestrian access and right of way vehicular access to small garage to rear, outside tap.

Garage/Workshop

12'2" x 13'8" (3.72 x 4.19)



with window to side and door to side.

Services

Mains electricity, water and drainage.

NOTE

All photos are provided by the vendor.

Council Tax

Band

Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Proceed through the cross road and out towards Llandeilo. Turn left for



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	37	80
(81-91)	B		
(69-80)	C		
(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.