



217 Ammanford Road, Llandybie, Ammanford, SA18 2SU

Offers in the region of £379,999

NO ONWARD CHAIN.. A delightful detached house with many original features, set in the village of Llandybie, less than a mile of the centre of the popular village of Llandybie and approximately 1.5 miles from Ammanford town centre. Accommodation comprises porch, entrance hall, lounge, sitting room, kitchen, utility room, downstairs WC, rear porch, 3 double bedrooms and 1 single bedroom, bathroom and attic room. The property benefits from gas central heating, uPVC double glazing, off road parking for 4/5 cars, garage and large, mature rear garden. Viewing is highly recommended.

Ground Floor

uPVC double glazed entrance door to

Porch

9'5" x 8'1" (2.89 x 2.48)

with Quarry tiled floor, radiator, tongue and groove ceiling, coat hooks, uPVC double glazed windows and wooden glazed entrance door with arch to

Entrance Hall

11'7" red to 8'2" x 9'6" (3.55 red to 2.5 x 2.91)

with stairs to first floor, under stairs cupboard, wood floor, radiator and coved ceiling.

Lounge

13'3" red to 11'0" x 11'6" max (4.06 red to 3.37 x 3.52 max)



with gas fire in feature surround, wood floor, radiator, coved ceiling and uPVC double glazed bay window to front.

Sitting Room

5'10" x 11'5" max (1.79 x 3.5 max)



with Stovax/Gazco gas fire in feature surround, 2 radiators, coved ceiling and 2 uPVC double glazed windows to side.

Kitchen

12'2" x 21'5" (3.72 x 6.55)



with range of fitted hand made solid oak base and wall units, display cabinets, Belfast sink unit with mixer tap, Belling DB92 dual fired 5 ring Range with tiled splash back, wood floor, 3 radiators, coved ceiling, downlights and uPVC double glazed window to rear, French doors to garden and door to porch.

Utility

7'6" x 9'11" (2.3 x 3.04)



with range of fitted wall units, Belfast sink unit, plumbing for automatic washing machine and dishwasher, wall mounted Vaillant boiler providing domestic hot water and central heating, part tiled walls, Quarry tiled floor, radiator, fitted shelving, radiator and coved ceiling.

Downstairs WC

3'2" x 5'10" (0.99 x 1.79)



with low level flush WC, vanity wash hand basin, part tiled walls, wood floor, coved ceiling and uPVC double glazed window to side.

Rear Porch

3'5" x 5'5" (1.05 x 1.67)

with uPVC double glazed windows.

First Floor

Landing

with stairs to second floor, airing cupboard with fully lagged hot water cylinder, radiator, coved ceiling and uPVC double glazed window to side.

Bedroom 1

12'1" x 13'3" (3.7 x 4.04)



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

Bedroom 2

13'3" red to 11'1" x 11'6" (4.04 red to 3.38 x 3.52)



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

Bedroom 3

11'0" x 11'6" (3.37 x 3.52)



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

Bedroom 4

7'8" x 9'6" (2.36 x 2.91)



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

Bathroom

8'9" x 7'10" (2.67 x 2.4)



with low level flush WC, pedestal wash

hand basin, panelled bath, shower enclosure with electric shower, tongue and groove walls to half, extractor fan, shaver point/light, radiator, coved ceiling and uPVC double glazed window to rear.

Attic Room

10'6" x 11'4" (3.22 x 3.46)

boarded and Velux window.

Outside



Tarmacadam driveway with parking for approximately 4/5 cars to front and side, mature shrubs and bushes. A large well established rear garden with brick paved patio area, lawned area with mature shrubs and bushes, well stocked flower beds and borders, slated seating area, barked area, timber shed. Outside tap and outside light.

Garage

Brick built with double doors. Timber store to rear.

Services

Mains gas, electricity, water and drainage.

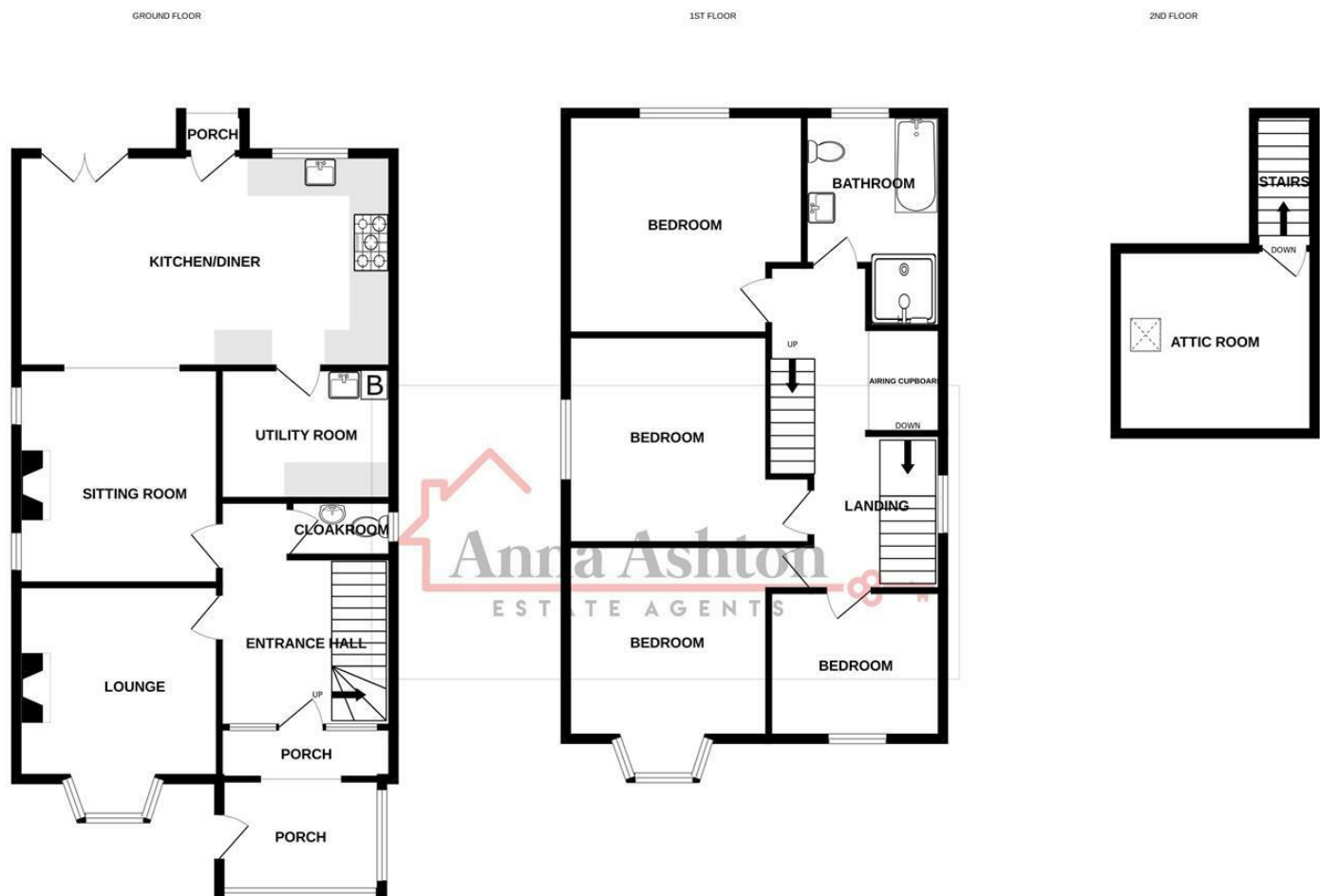
Council Tax

Band D

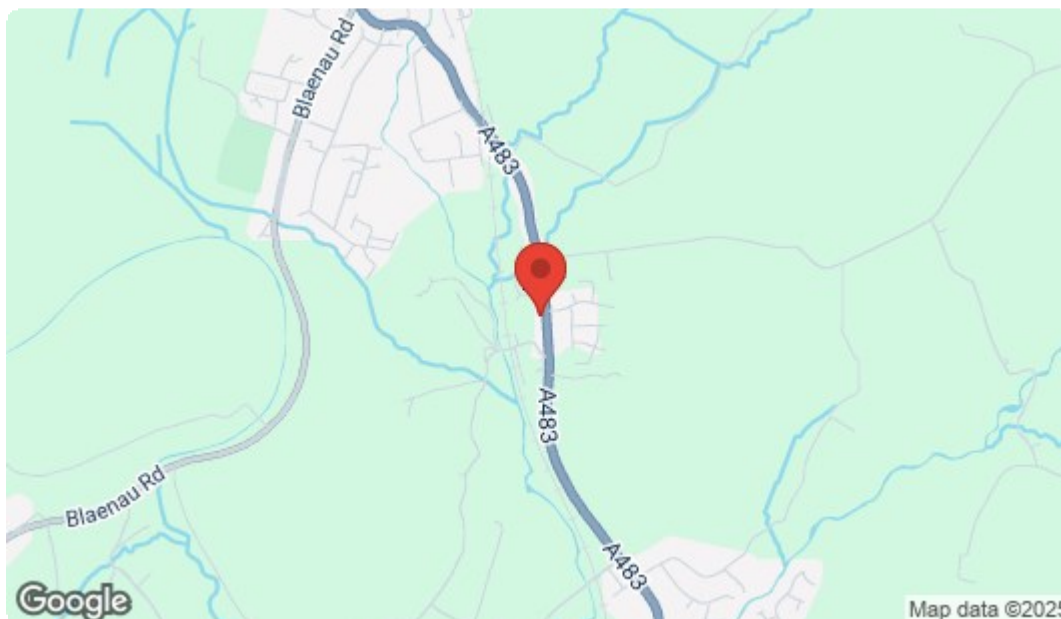
NOTE

All internal photographs are taken with a wide angle lens.

Directions



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		
(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.