



**44 Blaenau Road, Llandybie, Ammanford, SA18 3YR**

**Offers in the region of £239,950**

NO ONWARD CHAIN....A semi detached house located in the centre of the popular village of Llandybie, within 2 miles of Ammanford town centre with its wider range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, dining room, kitchen, downstairs shower room, 3 bedrooms and upstairs shower room. The property benefits from gas central heating, uPVC double glazing, off road parking, detached garage and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

6'3" x 4'3" (1.92 x 1.31)

with stairs to first floor, built in cupboard, part tiled walls, part tiled and laminate floor, radiator and uPVC double glazed window to side.

### Lounge

7'11" x 13'8" (2.43 x 4.18)



with 2 alcoves, laminate floor, radiator and uPVC double glazed window to front.

### Dining Room

9'0" x 14'0" (2.75 x 4.27)



with 2 alcoves with shelving, under stairs cupboard, laminate floor, radiator and uPVC double glazed window to side.

## Porch

4'5" x 5'4" (1.36 x 1.65)

with polycarbonate roof and uPVC double glazed windows and door to rear.

## Kitchen

13'3" x 10'3" (4.04 x 3.13)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, gas cooker point with extractor over, plumbing for automatic washing machine, plumbing for automatic dishwasher, breakfast bar, part tiled walls, laminate floor, radiator, coved ceiling and uPVC double glazed window to side.

## Downstairs Shower Room

4'9" x 9'10" (1.46 x 3)



with low level flush WC, vanity wash hand basin with cupboards under, mains shower, heated towel rail, tiled walls, tiled floor, spotlights, extractor fan, shaver point and 2 uPVC double glazed windows to rear.

## First Floor

## Landing

with hatch to roof space, built in cupboard, alcove shelving and downlights.

## Bedroom 1

8'2" x 14'6" into robes (2.50 x 4.43 into robes)



with built in wardrobes, laminate floor, radiator and 2 uPVC double glazed windows to front.

## Bedroom 2

9'0" x 11'8" (2.76 x 3.57)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, laminate floor, radiator and uPVC double glazed window to rear.

## Shower Room

4'11" x 6'1" (1.52 x 1.86)



with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle with mains shower, tiled walls, tiled floor, extractor fan, shaver point, heated towel rail, downlights and uPVC double glazed window to side.

## Bedroom 3

7'10" x 10'4" max (2.39 x 3.15 max)



with radiator, alcove, laminate floor, textured ceiling and uPVC double glazed window to rear.

## Outside



with off road parking to side leading to detached garage with double doors, power and light connected and window to rear. Paved walkway to rear garden with lawned area and mature shrubs and trees. This property also benefits from a basement room.

## 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 follow the road for approximately 2 miles into Llandybie turn left onto Blaenau Road and the property can be found on the left hand side, identified by our For Sale board.



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                     |  |                         |                                                                                       |
| 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                                                                             |
| (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 |  |                         |                                                                                       |
| 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.