

23 + 25 High Street, Llandybie, Ammanford, SA18 3HX

Offers in the region of £220,000

Nestled in the village of Llandybie, Ammanford, this detached property on High Street offers a perfect blend of comfort and convenience. Spanning an impressive 2,139 square feet, the property boasts a spacious shop front with WC and kitchen facilities.

The first floor flat features three well-proportioned bedrooms, providing ample space for family living or accommodating guests.

One of the standout features of this property is the generous parking space, which can accommodate up to four vehicles, a rare find in village locations. This makes it particularly convenient for families or those who enjoy hosting visitors.

SHOP

Ground Floor

uPVC double glazed entrance door to

Shop Front

43'3" x 25'0" red to 13'10" (13.19 x 7.64 red to 4.24)



with sink unit, base and wall units, beamed ceiling, part tongue and groove walls to half and uPVC double glazed windows to front.

WC

7'11" x 6'7" (2.43 x 2.02)



with low level flush WC, pedestal wash hand basin, extractor fan and radiator.

Kitchen

7'10" x 8'7" (2.39 x 2.62)



with range of fitted base and wall units, sink unit, wall mounted gas boiler providing domestic hot water and central heating, water proof wallboards, store area and uPVC double glazed window and door to side.

Outside Store Shed

9'9" x 9'4" (2.99 x 2.87)



with waterproof wallboards, power and light connected and uPVC double glazed window and door to side.

FIRST FLOOR FLAT

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, radiator, hatch to roof space, coved ceiling and 2 uPVC double glazed windows to side.

Bedroom 2

12'0" x 12'8" (3.66 x 3.88)

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

Bedroom 1

11'10" x 15'3" (3.63 x 4.65)



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

Kitchen

10'6" x 13'1" (3.21 x 4)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for

automatic washing machine, breakfast bar, laminate floor, part tiled walls, radiator, coved ceiling and uPVC double glazed window to side and rear.

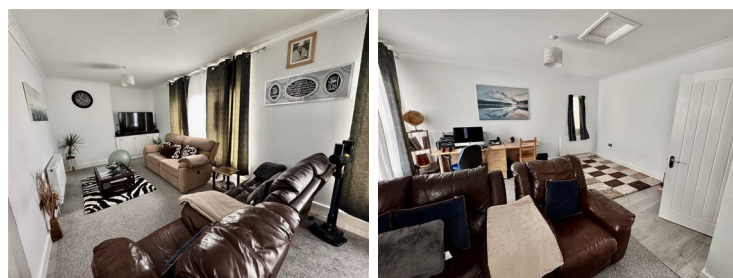
Bedroom 3

10'6" x 11'6" (3.21 x 3.53)

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

Lounge

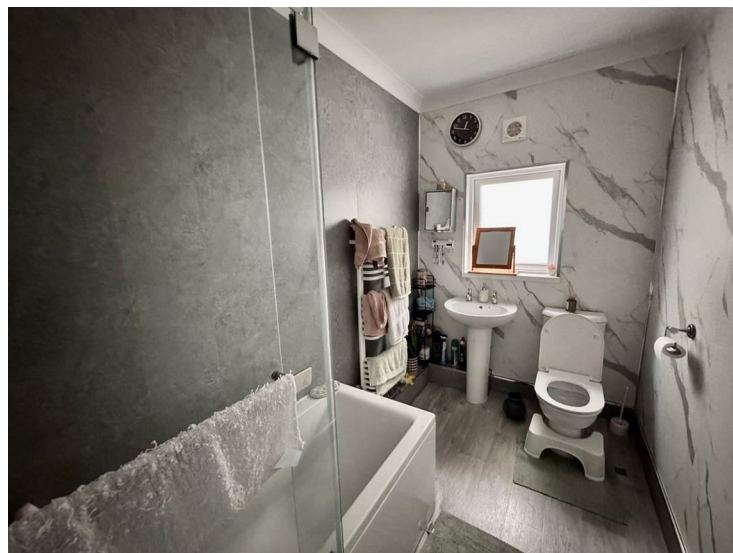
16'1" red to 10'2" x 24'6" (4.92 red to 3.12 x 7.47)



with 2 radiators, part laminate floor, coved ceiling and 2 uPVC double glazed windows to front and one to side.

Bathroom

5'5" x 9'8" (1.66 x 2.97)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over, heated towel rail, Respatex walls, laminate floor, coved ceiling, extractor fan and uPVC double glazed window to side.

Outside



with store shed, lawed garden and off road parking for 3/4 cars.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band

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, at the cross roads turn right onto High Street and the property can be found on the right 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) 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.