



61 Woodfield Road, Llandybie, Ammanford, SA18 3UR

Offers in the region of £185,000

NO ONWARD CHAIN.....A 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, kitchen/diner, 3 bedrooms, attic room and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 4 cars and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, coved ceiling, coat hooks and uPVC double glazed window to side.

Downstairs WC

5'2" x 2'10" (1.59 x 0.88)

with low level flush WC, vanity wash hand basin, radiator, part tiled walls, wood floor and textured and coved ceiling.

Lounge

10'5" x 14'4" (3.18 x 4.37)



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

Kitchen/Diner

10'11" max x 20'9" max (3.34 max x 6.34 max)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, wood floor, 2

radiators, under stairs storage, coved ceiling and uPVC double glazed window to rear and window and door to side.

First Floor

Landing

with hatch to roof space, built in cupboard and uPVC double glazed window to side.

Bedroom 1

11'1" x 12'11" (3.39 x 3.96)



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

Bedroom 2

10'5" x 11'1" (3.19 x 3.39)



with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 3

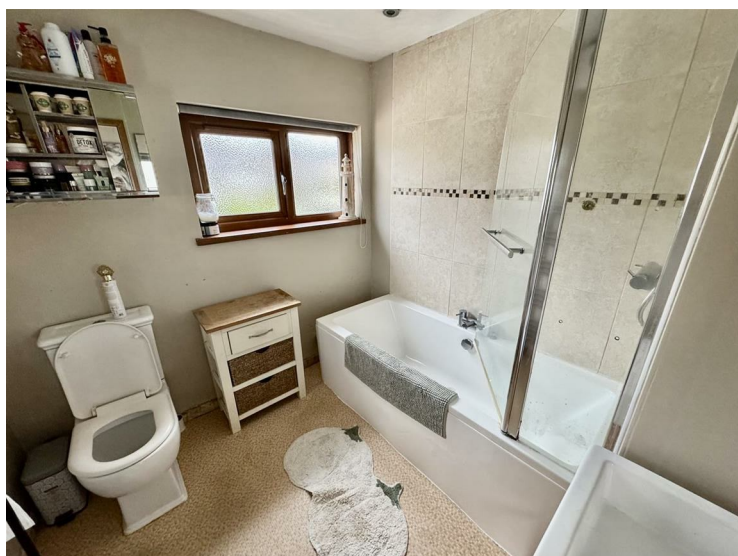
7'5" x 9'8" (2.28 x 2.95)



with built in cupboard with wall mounted gas providing domestic hot water and central heating, built in store shelving, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bathroom

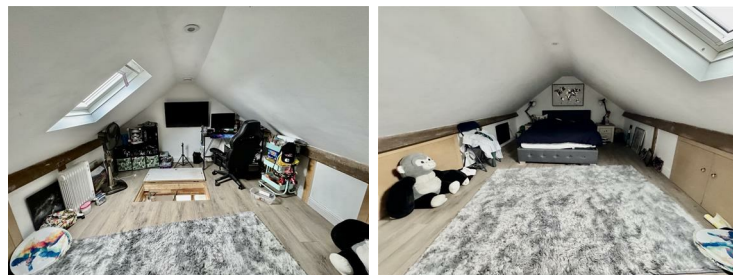
7'6" x 7'5" (2.31 x 2.28)



with low level flush WC, vanity wash hand basin, panelled bath with mains shower over, part tiled walls, heated towel rail and uPVC double glazed window to side and rear.

Attic Room

10'9" x 18'9" (3.28 x 5.72)



with laminate floor eaves storage, downlights and Velux window to front.

Outside



with off road parking for 4 cars to front, side access to rear garden with utility shed, lawed garden, decked area, timber shed and large store shed (4.65 x 7.83) to rear with power and light connected and uPVC double glazed windows and door to front.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

NOTE

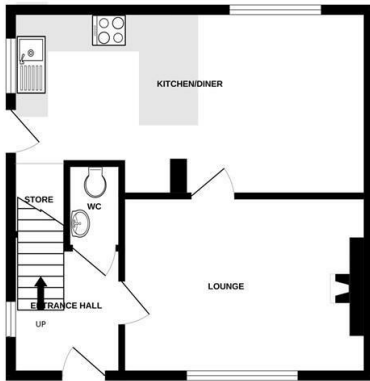
All internal photographs are taken with a wide angle lens.

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.

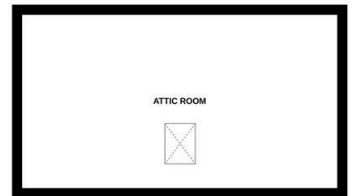
GROUND FLOOR



1ST FLOOR



2ND 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			
(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.