



**12 Margaret Road, Llandybie, Ammanford, SA18 3YA**

**Offers in the region of £179,000**

A semi detached house set in the village of Llandybie, within walking distance of most local amenities and approximately 2 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, potential for downstairs WC, three bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing off road parking to front and rear garden.



## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, under stairs storage, laminate floor and textured ceiling.

## Plumbing for downstairs WC

4'10" x 2'5" (1.49 x 0.76)

with plumbing for toilet, plumbing for wash hand basin and uPVC double glazed window to side.

## Lounge

22'5" x 9'9" max (6.85 x 2.99 max)



with 2 radiators, laminate floor, textured ceiling and uPVC double glazed window to side, front and rear.

## Kitchen

6'11" x 10'0" (2.13 x 3.06)



with range of fitted base and wall units, composite sink unit with shower tap, 4 ring electric hob with extractor over and oven under, wall mounted gas boiler providing domestic hot water and central heating in cupboard, laminate floor, coved ceiling and

2 uPVC double glazed windows to rear and door to side.

## First Floor

## Landing

with laminate floor and uPVC double glazed window to side.

## Bedroom 1

10'10" x 7'4" (3.32 x 2.25)



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

## Bedroom 2

11'3" x 8'3" (3.43 x 2.53)



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

### Bedroom 3

8'2" x 7'4" (2.51 x 2.24)



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

### Bathroom

7'9" x 5'2" inc to 8'4" (2.38 x 1.58 inc to 2.55)



with low level flush WC, pedestal wash hand basin, panelled bath with dual head shower over and glass screen, part tiled walls, tiled floor, heated towel rail and uPVC double glazed window to front.

### Outside



with Tarmac parking to front, side access to large lawned garden with concrete patio, block shed and outside toilet.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Band B

### NOTE

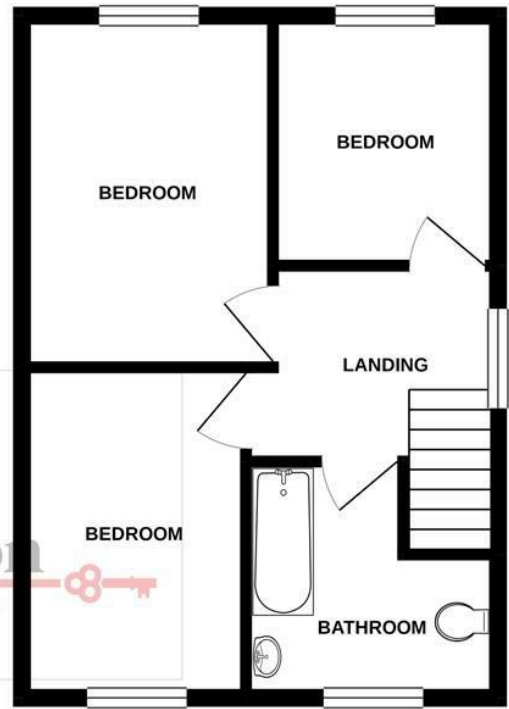
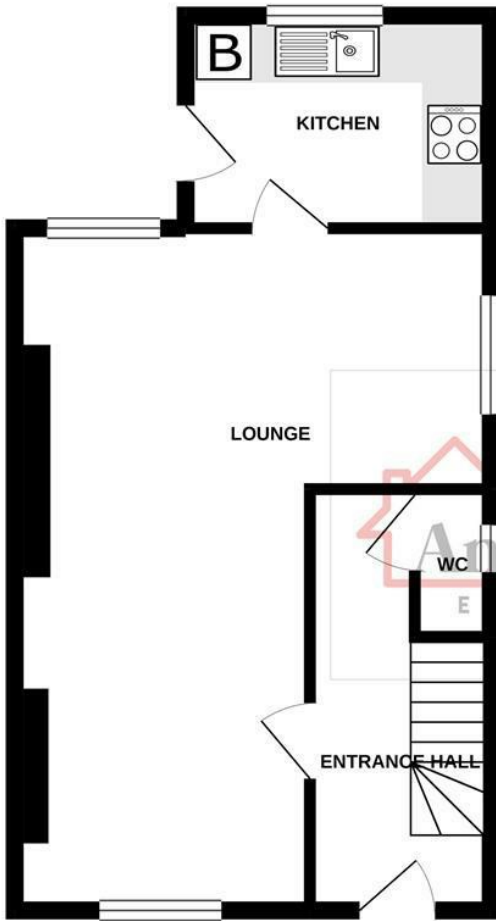
All photographs are taken with a wide angle lens.

### Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. As you go over the bridge turn left behind the bus stop and right into Margaret Road and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.