



**33 Llandeilo Road, Llandybie, Ammanford, SA18 3JA**

**Offers in the region of £165,000**

No onward chain!

A semi detached house set on the outskirts of Llandybie within walking distance of the bus stop and local amenities and approximately 2.5 miles from Ammanford town centre. Accommodation comprises entrance hall, sitting room, lounge, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, mostly uPVC double glazing and enclosed rear garden.



## Ground Floor

Hardwood entrance door to

### Entrance Hall

with laminate floor, radiator, textured and coved ceiling.

### Sitting Room

8'11" inc to 11'8" x 11'1" (2.72 inc to 3.58 x 3.38)



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

### Lounge

12'2" x 16'8" (3.73 x 5.10)



with stairs to first floor, under stairs storage, laminate floor, 2 radiators, textured and coved ceiling and Hardwood French doors to rear and uPVC double glazed window to side.

## Kitchen

12'8" x 10'2" (3.87 x 3.12)



with range of fitted base and wall units, display cabinets, one and half bowl sink unit with original taps, 4 ring electric hob with extractor over, built in double oven, plumbing for automatic washing machine, wall mounted boiler providing domestic hot water and central heating, breakfast bar, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear and door to side.

## First Floor

### Landing

with hatch to roof space, built in cupboard and textured and coved ceiling.

### Bedroom 1

11'10" inc to 15'3" x 9'7" (3.62 inc to 4.66 x 2.93)



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

### Bedroom 2

12'9" x 10'3" (3.89 x 3.14)



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

### Bedroom 3

9'6" x 9'0" (2.90 x 2.76)



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

### Bathroom

8'9" x 5'5" (2.69 x 1.67)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over, tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to front.



## Outside



with paved patio to front, side access to rear garden with concrete area, patio area with store shed and further lawned garden.

## 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 approximately 3 miles through the village of Llandybie 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			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.