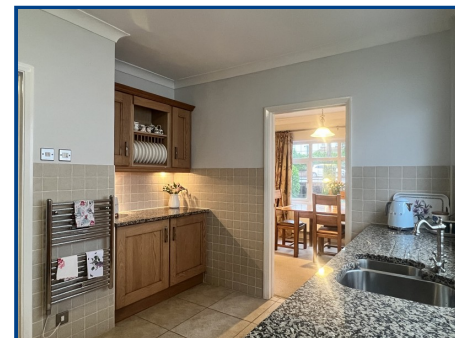




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**227 Ammanford Road  
Llandybie  
Ammanford  
Carmarthenshire  
SA18 2SU**

Price **£265,000**



- 3 Bedroom detached bungalow
- Lounge area, dining area
- Kitchen, porch
- Bathroom
- Upvc glazing
- Gas fired central heating
- Off road parking, garage
- Front & rear gardens

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**General Description**

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Llandybie, close to local amenities including shops, restaurants, school, train station and approximately 2.5 miles from Ammanford town centre and it amenities including secondary school, banking, shops, bus and train station and 7 miles from junction 49 of the M4.

**EPC Rating: C70**

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**



## Ammanford Road, Llandybie, Ammanford, Carmarthenshire.

### Property Description

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The accommodation briefly comprises hallway, lounge area, dining area, kitchen, porch, bathroom and three bedrooms.

The property has the benefit of Upvc glazing, rear garden, gas fired central heating, ample off road parking and a garage.

### Upvc glazed door to

### Hallway

Radiator, battery operated smoke alarm, hatch to roof space housing the Worcester fired boiler controlling domestic hot water and central heating.

### Lounge Area (15' 11" x 12' 10") or (4.86m x 3.92m)

Upvc glazed window to front, coved ceiling, radiator.

### Dining Area (9' 11" x 9' 10") or (3.03m x 3.00m)

Upvc glazed window to front and side, coved ceiling, radiator.

### Kitchen (12' 10" x 9' 10") or (3.92m x 2.99m)

Upvc glazed door to porch, upvc glazed window, coved ceiling, towel radiator, part tiled walls, tiled floor, fitted wall and base units, granite work surface, marble tiled splash back, 1 1/2 bowl stainless steel sink unit, oven, electric hob with extractor fan above, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer.

### Porch

Upvc glazed door to rear, upvc glazed windows surround, part tiled walls, tiled floor.

## Ammanford Road, Llandybie, Ammanford, Carmarthenshire.

### Bathroom (8' 4" x 7' 10") or (2.53m x 2.40m)

Upvc glazed windows to side, coved ceiling, towel radiator, tiled walls, tiled floor, pedestal wash hand basin, close coupled Wc, double shower cubicle, bath, extractor fan.

### Bedroom 2 (11' 4" x 11' 3") or (3.45m x 3.44m)

Upvc glazed window to rear, radiator.

### Bedroom 1 (15' 1" x 11' 5") or (4.59m x 3.47m)

Upvc glazed window to rear, radiator.

### Bedroom 3 (11' 5" x 7' 2") or (3.47m x 2.18m)

Upvc glazed window to side, radiator, telephone point.

### Outside

Paved and lawned area to front with mature trees and shrubs.

Store room with electric.

Driveway to side, leading to garage with sensor lights running along the soffit boards.

Concrete path leading to lawned and patio area with mature trees and shrubs.

### Broadband and Mobile phone

There is Superfast broadband available in the area.

There is mobile phone coverage in the area.

### Garage

Electric, up and over door to front.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

E

### Directions

Leave Ammanford on College Street and continue to the village of Llandybie. On entering the village, the property can be found on the left hand side.

