

**57 Caeffynnon Road  
Llandybie  
Ammanford  
Carmarthenshire  
SA18 2TH**

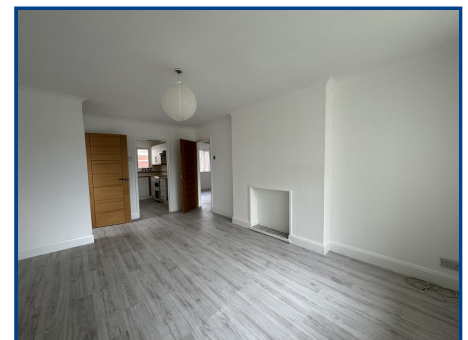
**Price £190,000**



- Two bedroom semi detached bungalow
- Living room, conservatory
- Kitchen
- Bathroom
- Upvc glazing
- Electric central heating
- Rear garden
- Two allocated parking spaces

### **General Description**

We have the pleasure in offering for sale this two bedroom semi detached bungalow, located on an estate of similar properties 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 its amenities.



**EPC Rating: C72**

# Caeffynnon Road, Llandybie, Ammanford, Carmarthenshire.

## Property Description

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The accommodation briefly comprises entrance porch, lounge, kitchen, conservatory, bathroom and two bedrooms.

The property has the benefit of Upvc glazing, rear garden, electric central heating, and two allocated parking spaces.

## Upvc glazed door to

### Entrance Hall

Dado rail.

### Lounge (17' 8" Max x 11' 9" Max) or (5.39m Max x 3.58m Max)

Upvc glazed window to front, artex textured and covered ceiling, electric radiator, TV and telephone points.

### Kitchen (11' 11" x 9' 9") or (3.63m x 2.98m)

Upvc glazed window to rear, artex textured and covered ceiling, electric radiator, fitted wall and base units, work surface, cooker point, extractor fan, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splash back, plumbing for automatic washing machine.

### Conservatory (14' 1" Max x 11' 11" Max) or (4.29m Max x 3.63m Max)

Upvc glazed windows surround, upvc glazed door to side, polycarbonate roof.

### Hall

Artex textured and covered ceiling, hard wired smoke alarm.

### Bedroom 2 (11' 8" x 9' 9") or (3.56m x 2.98m)

Upvc glazed window to rear, artex textured and covered ceiling, six down lights, electric radiator.

### Bathroom (8' 4" Max x 6' 4" Max) or (2.55m Max x 1.92m Max)

Artex textured and covered ceiling, hatch to roof space, extractor fan, towel radiator, tiled walls, tiled floor, close coupled WC, pedestal wash hand basin, bath with shower over, shaving point, airing cupboard housing hot water tank.

### Bedroom 1 (11' 9" x 10' 11") or (3.57m x 3.33m)

Upvc glazed window to front, artex textured and covered ceiling, radiator.

### Outside

Lawned area to front.

Side footpath leading to rear gravelled garden. Shed.

Two allocated parking spaces.

### Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

Leave Ammanford on College Street and continue to the village of Llandybie. Turn right into Campbell Road and at the junction turn right. Proceed over the bridge and left into Caeffynnon, continue into Caeffynnon taking the third right where the bungalow can be found on the left hand side.



### Important notice

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### 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).