

# **Chartered Surveyor, Valuers, Estate Agents & Auctioneers**

12 Offices Across South Wales

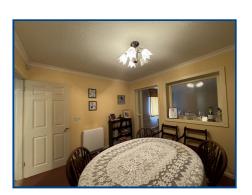
43 Caeffynnon Road Llandybie Ammanford Carmarthenshire SA18 2TH











- Two bed semi detached bungalow
- · Lounge, dining room
- Kitchen
- Bathroom
- Upvc glazing
- · Electric central heating
- · Front and rear gardens

**General Description** 

· Two allocated parking spaces



# **EPC Rating: D61**

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.

Tel: 01269 591 884 Email: ammanford@ctf-uk.com Web: www.ctf-uk.com

# Caeffynnon Road, Llandybie, Ammanford, Carmarthenshire.

**Property 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 it amenities including secondary school, banking, shops, bus and train station and 7 miles from junction 49 of the M4.

The accommodation briefly comprises entrance hall, lounge, kitchen, rear hall, dining room, bathroom and two bedrooms.

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

# Upvc glazed door to

#### Hall

Artex textured and coved ceiling, dado rail.

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

Upvc glazed window to front, artex textured and coved ceiling, electric radiator, TV point, telephone point, dado rail, fireplace with marble heart and wooden surround.

# Kitchen (11' 9" x 9' 9") or (3.57m x 2.97m)

Upvc glazed door to rear, upvc glazed window to rear, artex textured and coved ceiling, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, electric oven and hob with extractor fan over, plumbing for automatic washing machine, dado rail.

# Bathroom (8' 4" Max x 6' 4" Max) or (2.54m Max x 1.93m Max)

Artex textured and coved ceiling, three down lights, hatch to roof space, extractor fan, part tiled walls, dado rail, bidet, close coupled WC, shower cubicle, airing cupboard housing hot water tank.

# **Rear Hall**

Artex textured and coved ceiling, hard wired smoke alarm, dado rail.

# Bedroom 1 (11' 9" x 10' 11") or (3.57m x 3.32m)

Upvc glazed window to front, artex textured and coved ceiling, electric radiator, dado rail, telephone point.

# Dining Room (11' 8" x 9' 9") or (3.55m x 2.98m)

Artex textured and coved ceiling, electric radiator, TV point.

# Bedroom 2 (11' 11" x 9' 3") or (3.64m x 2.82m)

Upvc glazed window to side, textured and coved ceiling, electric radiator.

### **Outside**

Lawned area to front with gravel footpath to side. Concrete area to rear with step to patio area. Two allocated parking spaces to rear.

# **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 rear enterance for the bungalow can be found on the right hand side, in front of the allocated parking spaces.







### 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 or on behalf or 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 Service

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.