

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

Price £190,000



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



EPC Rating: D61

Caeffynnon Road, Llandybie, Ammanford, Carmarthenshire.

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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

C

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 entrance for the bungalow can be found on the right hand side, in front of the allocated parking spaces.



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.