



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

Dakota Villa
7 Kings Road
Llandybie
Ammanford
Carmarthenshire.
SA18 2TL

Price **£490,000**



- Four bedroom family home
- Kitchen/living area, lounge, reception room
- Bathroom, en-suite, Wc
- Upvc glazing, gas fired central heating
- Off road parking on shared private lane
- Large double garage, gym
- Rear garden
- Internal viewings highly recommend

General Description

We have the pleasure in offering for sale this four bedroom detached family home in the village of Llandybie close to local amenities including, primary school, shops, restaurant, public houses, post office, beauty salons, places of worship and approximately 3 miles from Ammanford town centre and its amenities including banking, shops, primary and secondary schools, restaurants, public houses, bus station, train station, places of worship and approximately 7 miles from junction 49 of the M4.

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

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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.

Tel: **01269 591 884**

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

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

7 Kings Road, Llandybie, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises, hallway, reception room, lounge, utility, Wc, kitchen/living area, landing, shower room, box room, 3 bedrooms, one with an en-suite and dressing room, landing 2, bedroom 4/ attic room.

The property benefits from Upvc glazing, gas fired central heating, front and rear gardens, off road parking, large double garage with first floor store room, gym.

Hallway

Two radiators, textured and coved ceiling, feature curved walls, laminate flooring, under stair storage, stairs to first floor, smoke alarm.

Reception Room. (15' 0" x 10' 7") or (4.56m x 3.23m)

Upvc glazed bay windows to front, two radiators, textured and coved ceiling, laminate floor, fitted alcove shelving.

Lounge (15' 9" x 10' 4") or (4.80m x 3.15m)

Upvc glazed bay windows to front, two radiators, textured and coved ceiling, laminate floor, multifuel burner with tiled surround, slate hearth and oak mantle.

Utility Room (12' 3" x 8' 5") or (3.73m x 2.56m)

Arch feature wooden window to kitchen/ family room, textured and coved ceiling, slate floor, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit, plumbing for automatic washing machine.

W.C. (8' 3" x 3' 8") or (2.51m x 1.12m)

Upvc glazed window to side, coved ceiling, tiled floor, pedestal wash hand basin, close coupled WC, built in storage, fitted cupboard housing Worcester gas fired boiler controlling domestic hot water and central heating.

Kitchen / Family Room (23' 0" x 19' 0") or (7.0m x 5.80m)

Two upvc glazed windows to side, upvc glazed patio doors to rear, upvc glazed door to rear, part coved ceiling, part upvc glazed roof, two radiators, tiled floor, sixteen down lights, modern multi fuel burner, fitted wall and base units, solid wood work surface, tiled splash back, sink unit, Rangemaster cooker with extractor fan over, breakfast bar island with solid wood work surface and fitted units, telephone point, TV point.

Landing

Upvc glazed window to side, radiator, coved ceiling, smoke alarm.

Bedroom 2 (12' 6" x 11' 10") or (3.81m x 3.61m)

Upvc glazed window to front, radiator, textured ceiling, picture rail.

Bedroom 3 (12' 4" x 11' 10") or (3.75m x 3.60m)

Upvc glazed window to front, radiator, picture rail.

Box Room (9' 8" x 7' 10") or (2.94m x 2.38m)

Radiator, textured and coved ceiling.

7 Kings Road, Llandybie, Ammanford, Carmarthenshire.

Shower Room (7' 5" x 6' 5") or (2.27m x 1.95m)

Towel radiator, tiled floor, Respatex walls and ceiling, four down lights, close coupled WC, wash hand basin, double shower, extractor fan, dehumidifier unit.

Master Bedroom (14' 5" x 13' 5") or (4.39m x 4.10m)

Upvc glazed windows to side and rear, radiator, coved ceiling, TV point.

En Suite (8' 1" x 6' 5") or (2.47m x 1.96m)

Upvc glazed window to rear, towel radiator, tiled floor, tiled walls, walk in shower, close coupled WC, pedestal wash hand basin, extractor fan.

Dressing Room (8' 2" x 6' 8") or (2.50m x 2.03m)

Radiator, hatch to roof space, fitted clothes rail.

First Floor Landing

Skylight window, radiator, down light, smoke alarm.

Bedroom 4/Attic room (20' 4" x 12' 8") or (6.20m x 3.87m)

Two skylights, radiator, exposed beam ceiling, eaves storage space.

Outside

Quarry tiled path surrounded by gravelled areas leading to arched front porch with decorative tiled floor.

Private lane to side owned by surrounding properties giving you off road parking, which also leads to the garage.

Composite decking to rear with a glass balustrade leading to a patio and lawned area.

Covered seating area.

Log store.

Storage shed.

Gym (14' 3" x 14' 1") or (4.35m x 4.28m)

Upvc glazed window to front, upvc glazed door to front, electricity.

Garage (28' 11" x 20' 9") or (8.81m x 6.32m)

Electric roller door to side, electricity, stairs to first floor storage room.

Broadband and Mobile phone

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

Agents Note

There is shared access over the private land to the side of the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on College Street and continue to the village of Llandybie, turn right before the square into Campbell Road and turn right at the t junction into Kings Road. Continue over the level crossing and the property can be found on the right hand side

