

**5 Blaenau Road
Llandybie
Ammanford
Carmarthenshire
SA18 3YR**

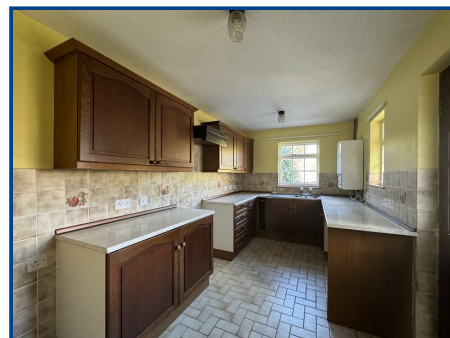
Price £145,000



- Two bedroom semi detached property
- Kitchen
- Dining room, lounge
- Bathroom
- Part upvc glazing
- Gas fired central heating
- Rear garden
- Off road parking
- No forward chain

General Description

We have pleasure in offering for sale this two bedroom semi detached property conveniently located in the village of Llandybie. Close to local amenities including shops, beauty salons, mini supermarket, places of worship, primary school, public houses and restaurants and approximately two miles from Ammanford town centre and further amenities.



EPC Rating: E52

Blaenau Road, Llandybie, Ammanford, Carmarthenshire.

Property Description

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The accommodation comprises of kitchen, dining room, lounge, landing, bathroom and two bedrooms, one with ample eaves storage.

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

Wooden door to

Kitchen (13' 9" x 7' 10") or (4.20m x 2.38m)

Wooden windows to side and rear, radiator, textured ceiling, tiled floor, part tiled walls, fitted wall and base units, work surface, stainless steel sink unit, cooker point with extractor fan over, plumbing for automatic washing machine, TV point, Vaillant gas fired boiler controlling domestic hot water and central heating.

Dining Area (13' 11" Max x 8' 5") or (4.23m Max x 2.56m)

Wooden window to rear, radiator, textured ceiling, stairs to first floor, TV point, wall light.

Lounge (15' 4" Max x 15' 0") or (4.67m Max x 4.57m)

Two upvc glazed windows to front, two radiators, textured ceiling, exposed beam ceiling, fireplace, TV point, telephone point, four wall lights.

Landing

Radiator, textured ceiling, wooden flooring, storage cupboard housing slatted shelving and radiator.

Bedroom 1 (15' 2" Max x 10' 2") or (4.63m Max x 3.11m)

Two upvc glazing windows to front, radiator, textured ceiling, wooden flooring, TV point.

Bathroom (7' 10" Max x 6' 6" Max) or (2.39m Max x 1.99m Max)

Wooden window to side, radiator, tiled walls, wooden flooring, pedestal wash hand basin, close coupled WC, bath, hatch to roof space.

Bedroom 2 (10' 11" x 7' 8") or (3.33m x 2.33m)

Skylight, radiator, textured ceiling, TV point, telephone point, access to extensive eaves storage.

Outside

Shared access to side, leading to parking space. Steps to concrete footpath leading to lawned areas 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.

Agents Note

There is a risk between 1% and 3.3% chance each year from flooding from rivers and flooding from surface water and small watercourses. The vendors have made us aware that there is no known history of flooding at the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on College Street continue to the village of Llandybie into Ammanford Road. Turn left into Blaenau Road where the property can be found on the right hand side.



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 mis-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.