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Estate Agents & Auctioneers**
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**6 Llys Y Nant, Kings Road
Llandybie
Ammanford
Carmarthenshire
SA18 2TL**

Price **£460,000**



- Four bedroom detached house
- Lounge, dining room
- Kitchen, utility
- Bathroom, WC, ensuite
- Gas fired central heating
- Upvc glazing
- Rear garden
- Driveway for ample parking
- Garage

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.



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**

Kings Road, Llandybie, Ammanford, Carmarthenshire.

Property 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.

The accommodation briefly comprises entrance hall, hallway, WC, lounge, dining room, kitchen, utility, landing, bathroom, four bedrooms, one with an en-suite, and an attic room.

The property benefits from Upvc glazing, gas fired central heating, side & rear garden, ample off road parking and a sizable garage.

Upvc glazed door to

Entrance Hall

Coved ceiling.

Hallway

Radiator, coved ceiling, stairs to first floor, hard wired smoke alarm.

W.C. (6' 3" Max x 6' 1" Max) or (1.90m Max x 1.85m Max)

Radiator, coved ceiling, close coupled WC, wash hand basin, extractor fan.

Lounge (19' 6" x 14' 4") or (5.94m x 4.36m)

Upvc glazed windows to front and rear, radiator, coved ceiling, feature brick fireplace housing multi fuel burner, TV point, telephone point.

Dining Room (13' 3" x 13' 3") or (4.05m x 4.05m)

Upvc glazed patio doors to rear, radiator, coved ceiling.

Kitchen (19' 9" x 14' 10") or (6.01m x 4.53m)

Upvc glazed patio doors to side, upvc glazed windows to front and side, radiator, coved ceiling, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, oven point with extractor fan over, plumbing for dishwasher, island with base units and breakfast bar to one side, storage cupboard.

Utility Room (9' 1" x 5' 9") or (2.77m x 1.75m)

Upvc glazed door to side, radiator, coved ceiling, fitted wall units, work surface, tiled splash back, plumbing for automatic washing machine, Valliant gas fired boiler controlling domestic hot water and central heating, extractor fan.

Landing

Upvc glazed window to front, radiator, coved ceiling, storage cupboard, stairs to attic room, telephone point.

Bedroom 4 (11' 7" x 9' 7") or (3.53m x 2.92m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 3 (13' 3" x 9' 1") or (4.04m x 2.78m)

Upvc glazed window to rear, radiator, coved ceiling.

Kings Road, Llandybie, Ammanford, Carmarthenshire.

Bathroom (13' 6" x 6' 5") or (4.11m x 1.96m)

Upvc glazed window to side, radiator, coved ceiling, seven down lights, extractor fan, part tiled walls, close coupled WC, pedestal wash hand basin, freestanding bath, shower cubicle, storage cupboard.

Bedroom 1 (15' 7" Max x 12' 8" Max) or (4.75m Max x 3.85m Max)

Upvc glazed window to front, radiator, coved ceiling, TV point.

En Suite (8' 9" x 6' 0" Max) or (2.67m x 1.83m Max)

Upvc glazed window to side, radiator, coved ceiling, four down lights, extractor fan, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, storage cupboard.

Bedroom 2 (14' 5" x 9' 7") or (4.40m x 2.92m)

Upvc glazed window to front, radiator, coved ceiling, TV point.

Attic (38' 5" x 11' 5") or (11.72m x 3.48m)

Upvc glazed window to side, three skylights.

Garage

Electric roller door to front, upvc glazed door to side, upvc glazed window to side.

Outside

Driveway to side for ample parking.

Gravelled area to front with footpath to front door.

Lawned side & rear garden with patio seating area and log store.

Broadband and Mobile phone

There is superfast broadband available in the area. there is mobile phone coverage in the area.

Agents Note

According to Natural Resources Wales, there is a risk between 1% and 3.3% chance each year of flooding from surface water and small watercourses, but there is no known history of flooding at the property.

Services

Mains electricity, mains water, mains gas, 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 before the square into Campbell Road and turn right at the T junction into Kings Road. Continue over the level crossing and take a right into Llys Y Nant where the property can be found on the right hand side.

