



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

**29 Margaret Road
Llandybie
Ammanford
Carmarthenshire.
SA18 3YA**

Price £219,950



- Three bedroom semi detached property
- Living/dining room, kitchen
- Bathroom, utility, Wc
- Upvc glazing
- Gas fired central heating
- Rear garden
- On street parking



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

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.

General Description

We have the pleasure in offering for sale this three bedroom semi detached 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 iunction 49 of the M4.

Tel: 01269 591 884

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Margaret Road, Llandybie, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises hallway,living/ dining room, kitchen, utility, WC, landing, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating and rear garden.

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, stairs to first floor.

Living/Dining Room (21' 1" x 11' 9") or (6.43m x 3.57m)

UPVC glazed windows to front and rear, two radiators, textured and coved ceiling, laminate flooring, electric fire with marble effect surround, telephone point, TV point.

Kitchen (18' 11" x 9' 0") or (5.77m x 2.74m)

UPVC glazed door to porch, UPVC glazed patio door to rear, radiator, textured and coved ceiling, tiled floor, fitted wall and base units, wooden work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap and food waste disposal drain, Leisure range cooker with extractor fan over, integrated dishwasher, under stairs storage, built in storage.

Utility Room (3' 7" x 7' 0") or (1.09m x 2.14m)

UPVC glazed window to side, radiator, textured and coved ceiling, tiled floor, plumbing for automatic washing machine.

W.C. (3' 7" x 3' 11") or (1.08m x 1.20m)

UPVC glazed window to rear, tiled floor, BAXI gas fired boiler controlling domestic hot water and central heating.

Margaret Road, Llandybie, Ammanford, Carmarthenshire.

Landing

Textured and coved ceiling, hatch to roof space, airing cupboard housing radiator and shelving.

Bedroom 1 (18' 2" x 9' 0") or (5.54m x 2.75m)

UPVC glazed window to rear, radiator, textured and coved ceiling, fitted wardrobes.

Bedroom 3 (10' 0" x 9' 1") or (3.06m x 2.76m)

UPVC glazed window to rear, radiator, textured and coved ceiling.

Bedroom 2 (11' 5" x 9' 1") or (3.48m x 2.77m)

UPVC glazed window to front, radiator, textured and coved ceiling.

Bathroom (6' 4" x 8' 6") or (1.94m x 2.59m)

UPVC glazed window to front, towel radiator, tiled floor, part tiled walls, bath with shower over, close coupled WC, wash hand basin in unit.

Broadband and Mobile phone

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

Outside

Patio area to front with step leading to front door. Side pedestrian access. Tiered patio areas to rear leading to lawned area with summer house and attached storage shed.

Agents Note

The vendor of this property is a relative of a colleague at Clee Tompkinson Francis.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on College Street and continue for approximately 2 miles to the village of Llandybie, turn left after the bus stop into Margaret Road and the property can be found on the right hand side.

