



Ammanford Road, Llandybie, Ammanford, SA18 2JY

Offers In Region Of £189,950



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Ammanford Road, Llandybie, Ammanford, SA18 2JY

A three-bedroom semi-detached property situated in the popular village of Llandybie, benefiting from an attractive garden and a convenient location close to a range of local amenities. The property features a delightful rear garden bordered by a stream, providing a pleasant outdoor space. An additional parcel of adjoining land is available by separate negotiation, offering the opportunity to extend the garden if desired. Externally, there is a driveway providing off-road parking and a car port. The accommodation comprises two reception rooms, a sun room, and a first-floor family bathroom. The property also benefits from gas-fired central heating and double glazing.

Llandybie is a well-served village offering a good selection of local amenities, including a Co-op supermarket, bakery, post office, restaurant, places of worship, and public transport links, with the Heart of Wales railway line located nearby.





Accommodation:

Entrance Hall

Radiator, stairs to first floor.

Dining Room

3.91m x 3.38m (12'10" (in to bay) x 11'1")

Double glazed bay window to front, electric fire in surround, radiator, opening to:





Lounge

3.84m x 3.45m (12'7" x 11'4" (to alcove))

Double glazed French doors to rear (lean-to/sun-room), radiator behind surround.

Sun Room/Lean-to

2.82m x 2.69m (9'3" x 8'10")

Double glazed French doors to rear.

Kitchen

5.56m x 2.39m (18'3" x 7'10"/6')

Double glazed window to front & side, kitchen fitted with a range of wall & base units, plumbing for washing machine, sink & draining board unit, eye-level oven, induction hob, extractor fan over, cupboard housing gas boiler providing domestic hot water & central



Utility Room/Porch

Two double glazed windows to side, door to front & rear.

First Floor Landing

Bedroom One

3.43m x 3.35m (11'3"/8'3" x 11'0")

Double glazed window to front, radiator.



Bedroom Two

3.43m x 3.28m (11'3"/10'2" x 10'9")

Double glazed window to rear, radiator.

Bedroom Three

2.41m x 2.18m (7'11" x 7'2")

Double glazed window to front, radiator.

Shower Room

Double-glazed window to rear, radiator, electric shower in enclosure, WC, wash hand basin.



Externally

Side driveway offering ample parking, car port with access to rear garden comprising patio areas, lawned areas, greenhouse, storage shed, steps down to stream. Please note, we have been advised by the Seller that there is an option to extend the garden by purchasing land to the side through separate negotiation.

Services

We have been advised that mains services are connected.

Tenure

Freehold

Council Tax

Band C

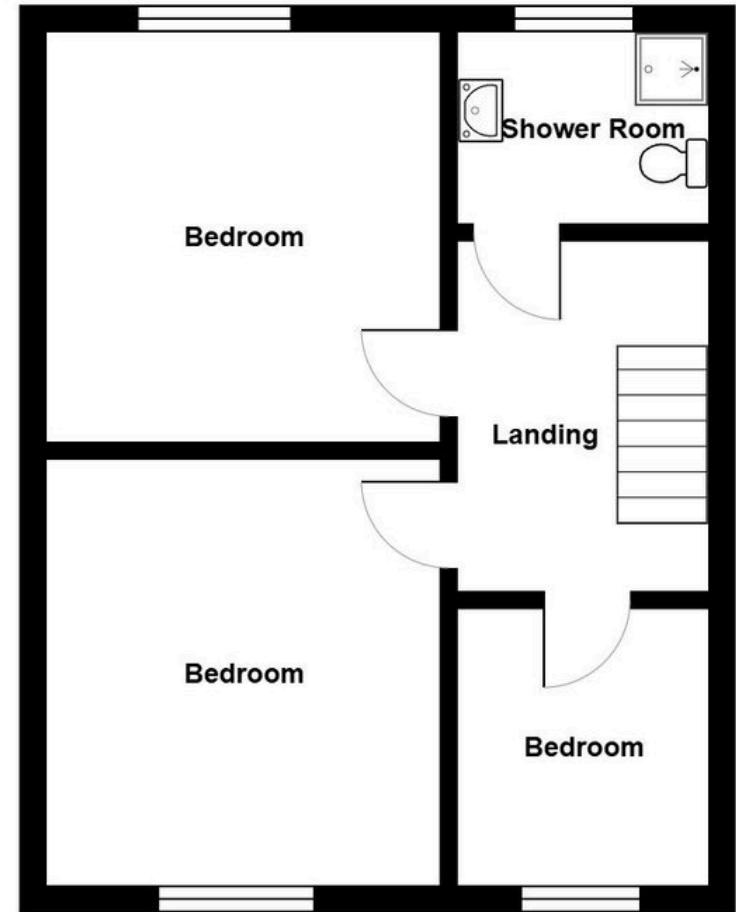
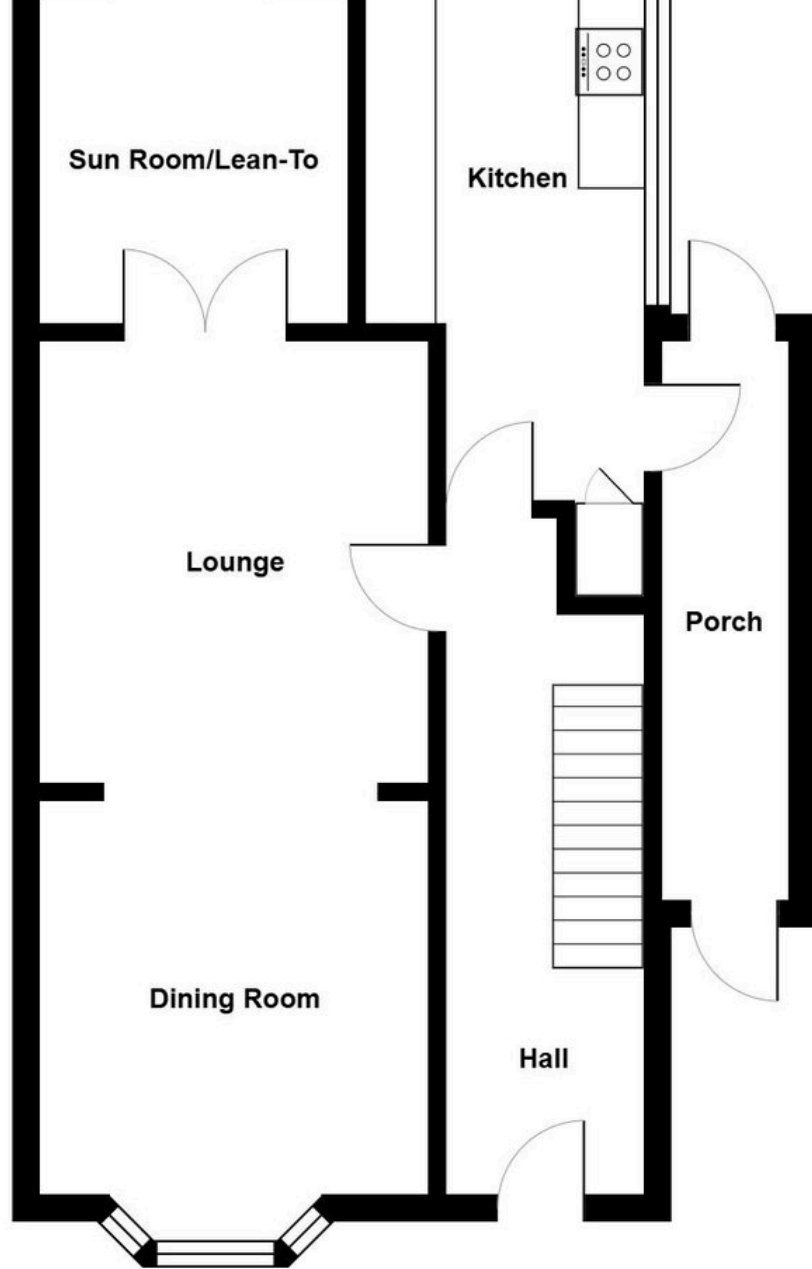
Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128