Anna Ashton
ESTATE AGENTS









82 Ammanford Road, Llandybie, Ammanford, SA18 2JX

Offers in the region of £195,000

- Semi Detached house
- 3 Reception rooms
- Gas central heating
- Detached garage
- 3 Bedrooms
- Mostly uPVC double glazing
- Enclosed rear Garden
- Off Road parking

Ground Floor

Vestibule

With coat hooks and door leading to

Entrance Hall



with stairs to first floor, under the stairs cupboard, radiator, textured and coved ceiling

Lounge

16'1" (red to 11'0") x 13'0" (4.92 (red to 3.37) x 3.98)



with log burner feature fireplace, radiator, textured and coved ceiling, uPVC double glazed square bay window to front.

Dining Room

11'5" x 10'7" (3.49 x 3.24)



with radiator, textured and coved ceiling and French doors to rear.

Kitchen

11'10" x 10'10" (3.61 x 3.31)



with base and wall units, display cabinets, Belfast sink with mixer taps, 4 ring electric hob with oven under, plumbing for automatic dishwasher, tiled floor, radiator and French doors to side.

Utility
7'5" x 11'6" (2.27 x 3.52)



with plumbing for automatic washing machine, tiled floor, radiator, textured ceiling and two uPVC double glazed windows to rear

Conservatory
18'4" x 9'10" (5.61 x 3.00)



with radiator, polycarbonate roof, tiled floor, uPVC double glazed windows and French doors to rear

Downstairs WC
3'8" x 3'1" (1.14 x 0.96)



with low level flush WC, part tiled walls and tiled floor

First Floor

Landing
with radiator and coved ceiling.

Bedroom 1
16'1" (red to 11'1")x 11'1" (4.92 (red to 3.40)x 3.38)



with radiator, textured and coved ceiling and uPVC double glazed square bay windows to front

Bedroom 2
11'5" x 10'10" (3.50 x 3.31)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3
8'1" x 6'5" (2.48 x 1.97)



with radiator, coved ceiling, hatch to roof space and uPVC double glazed window to front

Bathroom
9'2" x 11'1" (2.81 x 3.40)



with pedestal wash hand basin, bidet, panelled bath with mixer taps, shower cubicle, part tiled walls, radiator, textured and coved ceiling, built in cupboard and uPVC double glazed widow to side

WC
2'8" x 4'2" (0.83 x 1.28)



with textured ceiling, part tiled walls and uPVC double glazed window to side

Outside




with paved access to side leading to conservatory.
Mature shrubs and trees, apple trees, lawned area, wooden shed to rear and rear access leading to detached garage and off road parking.

Material Information

UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas
Broad Band Speed:Download- 52Mbps, Upload -8Mbps
Mobile coverage:Vodafone 80%, Three 77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- High risk (risk greater than 3.3% each year), Flooding from surface water and small watercourses- High risk (risk greater than 3.3% each year)
Rights and Easements:
Restrictions:

Agents Note

This property has been affected by a previous flood in October 2000. NRW have since done extensive works and the house has not been affected since.

Council Tax

Band C

NOTE

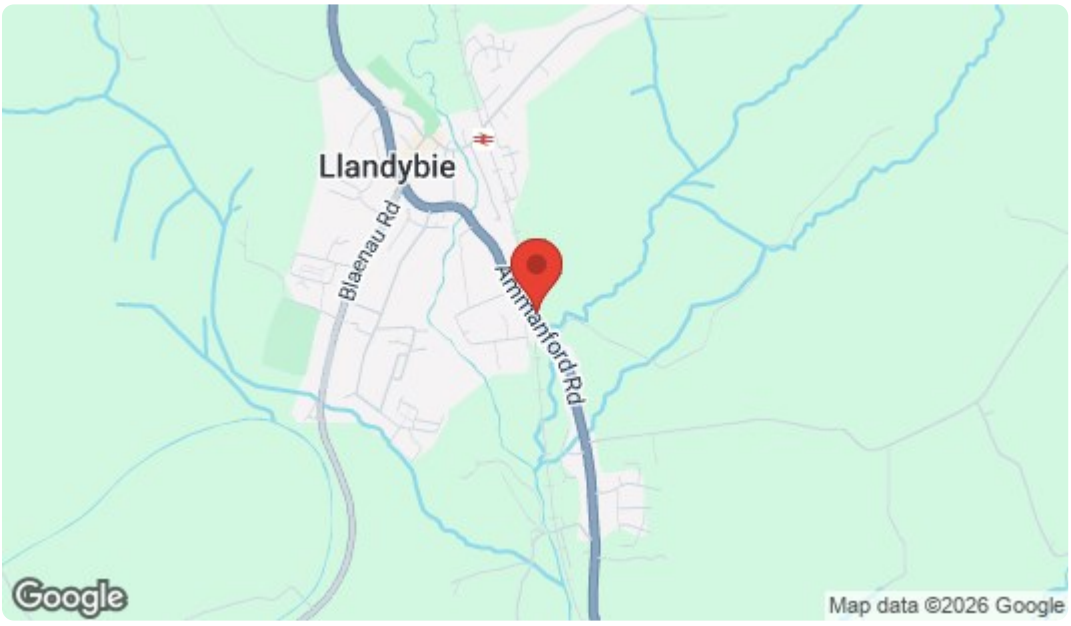
All internal photographs are taken with a wide angle lens.

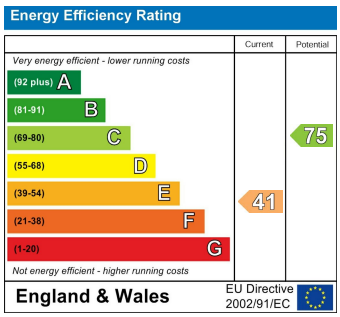
Directions

Leave Ammanford on College Street and travel approximately 2 miles into the village of Llandybie and the property can be found on the right hand side, identified by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.