

**9 Margaret Road  
Llandybie  
Ammanford  
Carmarthenshire  
SA18 3YB.**

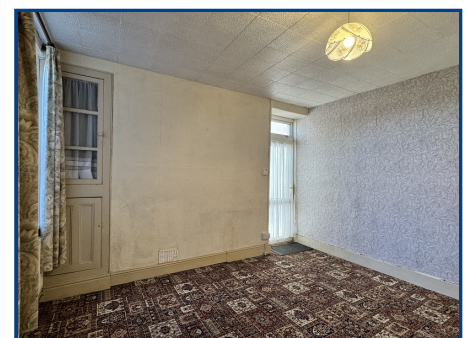
**Price £130,000**



- Two bedroom semi detached house
- Lounge, living/ dining room
- Kitchen
- Shower room
- Upvc glazing
- Gas fired central heating
- Driveway
- Rear garden
- Storage shed & basement storage

### **General Description**

We have the pleasure in offering for sale this two 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.



**EPC Rating: D60**

# Margaret Road, Llandybie, Ammanford, Carmarthenshire.

## Property Description

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The accommodation briefly comprises hallway, lounge, living/dining room, kitchen, landing, shower room and two bedrooms.

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

## Upvc glazed door to

### Hallway

Radiator, polystyrene tile ceiling, stairs to first floor, battery smoke alarm, telephone point.

### Lounge (10' 11" x 9' 0") or (3.32m x 2.75m)

Upvc glazed window to front, radiator, polystyrene tile & coved ceiling, gas fire.

### Living/Dining Room (12' 7" x 11' 8") or (3.83m x 3.55m)

Upvc glazed door to side, Upvc glazed window to rear, radiator, polystyrene tile ceiling, under stair storage, alcove storage.

### Kitchen (10' 11" x 9' 0") or (3.33m x 2.74m)

Upvc glazed window to rear, radiator, textured ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit, cooker point, plumbing for automatic washing machine, extractor fan.

## Landing

Upvc glazed window to rear, hatch to roof space, battery smoke alarm.

### Shower Room (9' 2" x 6' 6") or (2.79m x 1.99m)

Upvc glazed window to rear, radiator, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle with electric shower, storage cupboard housing radiator, slatted shelving and Valliant gas fired boiler controlling domestic hot water and central heating.

### Bedroom 1 (12' 5" x 8' 1") or (3.79m x 2.46m)

Upvc glazed window to front, radiator, display fireplace.

### Bedroom 2 (9' 5" x 7' 0") or (2.86m x 2.13m)

Upvc glazed window to front, radiator.

## Outside

Driveway to front.

Footpath to side leading to rear garden.

Steps down to lawned area, leading to gravelled area.

Outside WC, storage shed and basement storage.

## Broadband and Mobile phone

There is Superfast broadband available in the area.

There is mobile phone coverage in the area.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

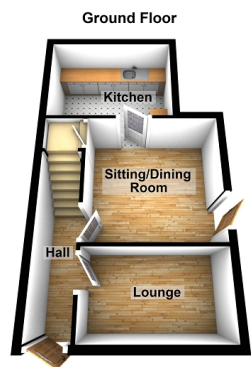
Freehold

## Council Tax

B

## 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.



## 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 miss-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 12 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](mailto:surveys@ctf-uk.com).

## Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.