



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

**3 Pentregwenlais Road  
Llandybie  
Ammanford  
Carmarthenshire  
SA18 3JQ**

Price **£175,000**



- Two bedroom detached bungalow
- Living room, dining area, kitchen
- Bathroom
- Upvc glazing
- LPG gas fired central heating
- Driveway for ample parking
- Garage
- Front and rear gardens
- Situated on a generous plot

**General Description**

We are pleased to offer for sale this two bedroom detached bungalow in the village of Llandybie close to local amenities such as shops, restaurants, school, train station and approximately 3 miles from Ammanford town centre and it amenities.

**EPC Rating: G2**

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

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Pentregwenlais Road, Llandybie, Ammanford, Carmarthenshire.

### Property Description

We are pleased to offer for sale this two bedroom detached bungalow in the village of Llandybie close to local amenities such as shops, restaurants, school, train station and approximately 3 miles from Ammanford town centre and it amenities including secondary school, banking, shops, bus and train station and 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, living room, dining area, kitchen, lean to, bathroom and two bedrooms.

The property has the benefit of LPG gas fired central heating, Upvc glazing, front garden and rear gardens, driveway for ample parking, and a garage.

### Upvc glazed door to

### Hallway

Coved ceiling, hatch to roof space, hard wired fire alarm, radiator, laminate flooring.

### Living Room (17' 2" x 12' 10") or (5.24m x 3.90m)

Upvc glazed window to front and side, coved ceiling, radiator, laminate flooring, TV point, telephone point, LPG gas fire with back boiler controlling domestic hot water and central heating.

### Dining Area (15' 4" x 9' 9" Max) or (4.68m x 2.96m Max)

Coved ceiling, radiator, laminate flooring, fitted storage housing hot water tank, telephone point.

### Kitchen (11' 9" x 9' 0") or (3.58m x 2.75m)

Upvc glazed window to side and rear, upvc glazed door to rear, radiator, tiled floor, part tiled walls, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, oven, hob with extractor fan over, breakfast bar.

### Lean To

Upvc glazed windows surround, upvc glazed doors to both sides, polycarbonate roof.

## Pentregwenlais Road, Llandybie, Ammanford, Carmarthenshire.

### Bathroom (6' 10" x 6' 7") or (2.08m x 2.01m)

Upvc glazed window to rear, polystyrene tiled ceiling, radiator, part tiled walls, bath, pedestal wash hand basin, close coupled Wc.

### Bedroom 2 (10' 11" x 9' 11") or (3.34m x 3.03m)

Upvc glazed window to rear, coved ceiling, radiator.

### Bedroom 1 (12' 11" x 10' 11") or (3.93m x 3.34m)

Upvc glazed window to front, coved ceiling, radiator.

### Outside

Lawned area to front with mature trees and shrubs.

LPG gas tank.

Driveway to front leading to garage.

Rear garden with mature trees and shrubs.

### Garage

Up and over door to front, three upvc glazed windows to side, electricity.

### Broadband and Mobile phone

There is standard broadband available in the area.

There is mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains drainage, mains gas

### Tenure

Freehold

### Council Tax

D

### Directions

Leave Ammanford on College Street continue to the village of Llandybie and turn left towards Pentregwenlais Road. Continue along Pentregwenlais road where the property can be found on the right hand side.

