

POLLY POWELL
exp



Offers Over **£295,000**

Blaenau Road

Llandybie

3 Bedrooms >> 3 En-Suites.
No More Bathroom Battles

A fully renovated family home designed for modern living
in Llandybie.

Space. Privacy. Independence. Finally, a home that works.



This is where your day actually happens

Morning coffee at the island.
School bags dropped at the door.
Dinner at the table. Homework spread out.
This kitchen diner isn't just a room... it's the heart of the home.

With high ceilings, Velux windows flooding the space with light, and a large central island bringing everyone together, this is where family life naturally fits.

Features

- 3 Double Bedrooms — ALL with En-Suites
- No Chain
- Fully Renovated Throughout
- Brand New Kitchen with Island
- 2 Separate Reception Rooms
- Dedicated Study / Home Office
- Utility Room + Boot Room + Downstairs WC
- Elevated Private Garden with Views

Ai Staging



The Living Space

Space for everyone... without living on top of each other

This home gives you options.

Two separate reception rooms mean you don't all have to share the same space, all the time.

A main lounge for relaxing together.

A second room for teenagers, gaming, or just switching off.

No more competing for the TV.

No more feeling on top of each other.

Just space that works for real family life.





Upstairs

Upstairs is where this home truly stands out.

All three bedrooms are generous doubles, each with high ceilings, reading lights and USB/USB-C charging points either side of the bed. And every bedroom has its own **en-suite**.

No sharing. No waiting. No compromise.

The main bedroom offers a calm retreat, complete with a walk-in dressing area and a beautifully finished en-suite with bath and shower over.

Bedrooms two and three each have their own sleek, fully tiled en-suite shower rooms, giving teenagers or guests independence and privacy.



Ground Floor

Reception Room 1 — 4.8m x 3.16m

The main family lounge — a comfortable space to relax, unwind and spend time together.

Reception Room 2 — 3.47m x 3.08m

A flexible second living space, ideal for teenagers, a snug or separate chill-out area.

Kitchen / Diner — 6.8m x 3.33m

A bright, open space with island seating — designed for cooking, dining and everyday family life.

Boot Room — 3.03m x 1.8m

A practical rear entrance — perfect for coats, shoes and keeping the main house clutter-free.

Utility Room — 2.54m x 1.75m

A separate space for laundry and household tasks, keeping noise and mess out of sight.

Downstairs WC

Conveniently located for guests and everyday use.

Study — 4.06m x 1.24m

A dedicated workspace for working from home or quiet focus away from the main living areas.

First Floor

Master Bedroom — 5.02m x 3.22m

A spacious main bedroom with dressing area — your own private retreat.

En-Suite (Master)

Bedroom 2 — 2.98m x 3.32m

A generous double bedroom with en-suite — ideal for older children or guests.

En-Suite (Bedroom 2)

Bedroom 3 — 3.68m x 2.4m

A versatile third double bedroom — perfect for teenagers, guests or family.

En-Suite (Bedroom 3)



The spaces you don't think about... but use every day

- Boot Room (rear entrance)
- → The drop zone for muddy boots, coats and school bags – keeping the rest of the house clean and calm
- Utility Room (separate)
- → Laundry, drying and everyday mess kept out of the main living space
- Downstairs WC
- → No constant trips upstairs – practical for family life and guests
- Dedicated Study / Home Office
- → A quiet space to work, focus or manage life admin without taking over the kitchen table



The Outside

The garden is set across two levels, rising to an elevated position that feels private and peaceful. From the top, you can enjoy views across Llandybie and the surrounding landscape – a perfect spot to unwind at the end of the day.

To the front, the home has a classic double-fronted appearance with a lawn and established planting, creating a strong first impression. To the side, there is off-road parking for two vehicles, along with easy access into the garden.





Location

Set in the heart of Llandybie, this home offers the perfect balance of convenience and lifestyle.

- 2-minute walk to the High street
- 2-minute walk to bus links to Ammanford & Llandeilo
- 5-minute walk to the train station
- 5-minute drive into Ammanford town
- Around 15 minutes to the M4

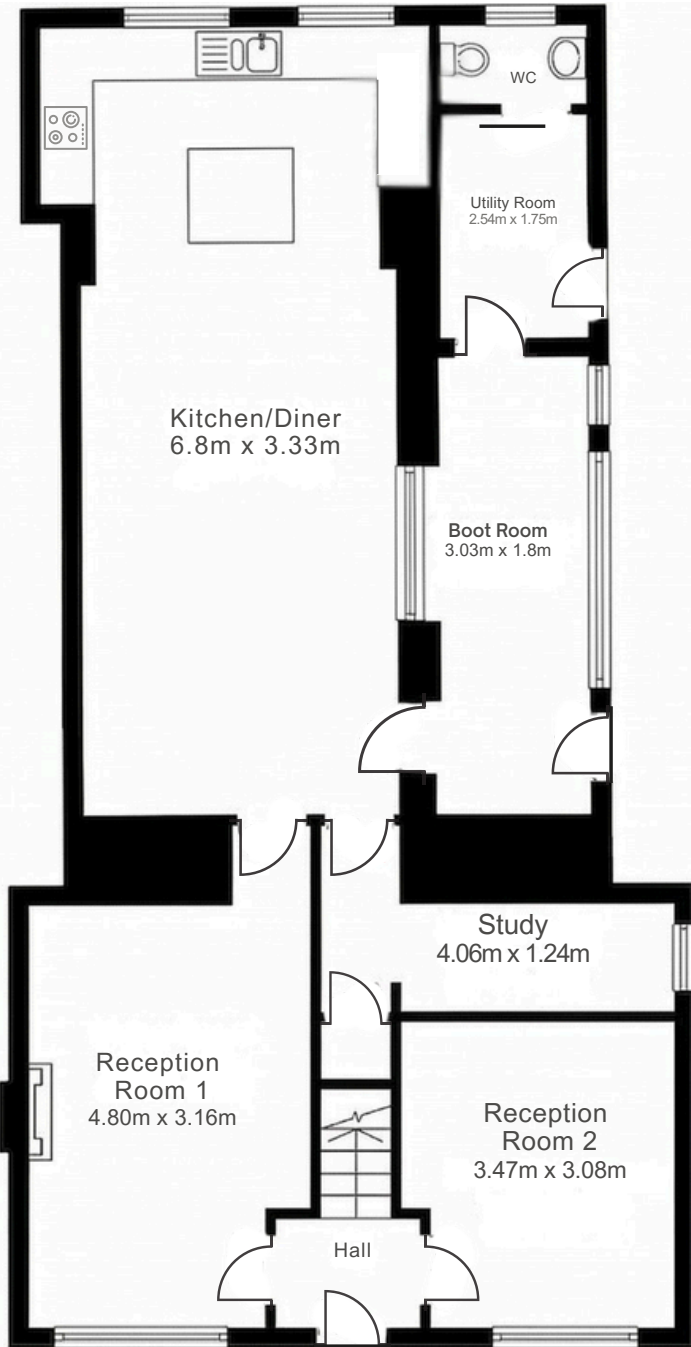
With countryside walks right on your doorstep, it's ideal for families, dog owners or anyone wanting more from where they live.





POLLY POWELL
exp

Total 115sqm / 1238sqft



First Floor

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only. While every effort has been made to ensure accuracy, the plan is provided as a guide to layout and should not be relied upon as a statement of fact. Prospective buyers are advised to verify all dimensions, shapes and details before making any decisions.

© Polly Powell exp – Your local personal estate agent in Ammanford.

Ready To See HOW THIS COULD WORK FOR YOUR FAMILY?

*Book!
Now!*



Whats App, Email or Visit the Website

www.PollyPowell.eXp.uk.com

07562 099044



polly.powell@exp.uk.com



POLLY POWELL
exp

Disclaimer

These particulars are provided in good faith and are intended as a guide only. They do not form part of any contract and should not be relied upon as statements of fact. All measurements are approximate. Prospective purchasers are advised to verify all information independently and seek professional advice where necessary. Any reference to potential uses, alterations or development is subject to the relevant planning permissions and consents.