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**74 Ammanford Road  
Llandybie  
Ammanford  
Carmarthenshire.**

**Price £325,000**



- Three double bedrooms
- Principle bedroom with en-suite
- Two reception rooms
- Ample off road parking
- Low-maintenance front and rear gardens
- Convenient location close to local amenities and transport links
- EPC: C71

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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**Professional Services**  
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**General Description**

A well presented three double bedroom detached property situated in the convenient and sought after position within Llandybie. The home offers spacious accommodation, ample off road parking, a detached garage and low maintenance rear garden, making it ideal for families, down sizers or those seeking comfortable modern living.

**EPC Rating: C71**

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## Ammanford Road, Llandybie, Ammanford, Carmarthenshire.

### Property Description

A well presented three double bedroom detached property situated in the convenient and sought after position within Llandybie. The home offers spacious accommodation, ample off road parking, a detached garage and low maintenance rear garden, making it ideal for families, down sizers or those seeking comfortable modern living.

The property is approached via a generous tarmac driveway providing ample parking for multiple vehicles and access to the detached garage.

Upon entering, the accommodation briefly comprises; two well proportioned reception rooms, kitchen/breakfast room, three double bedrooms, including a principle bedroom with en-suite facilities and a family bathroom serving the remaining bedrooms.

To the front the property benefits from an attractive, low maintenance garden with decorative stone features and mature planting. To the rear, there is a low maintenance garden, ideal for outdoor seating and entertaining, requiring minimal upkeep. A detached garage provides secure parking or additional storage.

Llandybie offers a range of local shops, school and amenities, with links to Ammanford and the surrounding areas, making it popular residential choice.

### Entrance Hall

With double glazed door and side panel, double glazed window, coved ceiling, radiator and stairs to first floor.

### Cloak Room (5' 11" x 4' 0") or (1.81m x 1.22m)

With low level WC, wash hand basin with built in vanity unit and double glazed window.

### Living Room (14' 3" x 19' 1") or (4.34m x 5.82m)

With double glazed window to front, radiator, coved ceiling, gas fire with feature surround and alcove with glass shelving.

### Kitchen / Breakfast Room (15' 8" x 7' 10") or (4.77m x 2.38m)

L shape (narrowing to 2.20 x 2.38). Wall, base and drawer units, with bowl and half sink unit, plumbing for washing machine. Part tiled walls, extractor hood and double glazed window.

### Dining Room (14' 3" x 10' 1") or (4.34m x 3.07m)

With radiator, double glazed patio doors and coved ceiling.

### Utility Room (6' 2" x 8' 0") or (1.88m x 2.43m)

With wall, base and drawer units. Worcester gas boiler, plumbing for washing machine, coved ceiling and double glazed door.

### First Floor

#### Landing

With double glazed window, radiator and coved ceiling.

#### Airing cupboard

With hot water cylinder and slatted shelves.

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### Bathroom (9' 10" Max x 6' 8" Min) or (2.99m Max x 2.02m Min)

L Shape. Low level WC, corner bath with mixer tap and hand held attachment. Wash hand basin with vanity unit, double glazed window, Respatex walls and tiled floor. Wall lights and radiator.

### Principle Bedroom (13' 0" x 12' 10") or (3.96m x 3.91m)

With radiator, alcove storage and double glazed window.

### En-Suite Shower Room (8' 6" x 3' 3") or (2.58m x 1.00m)

Wash hand basin with vanity cupboard, low level WC and shower enclosure with Triton electric shower. Respatex walls.

### Bedroom 2 (10' 6" x 15' 6") or (3.19m x 4.73m)

With double glazed sky light and radiator.

### Bedroom 3 (10' 5" x 13' 3") or (3.17m x 4.04m)

With built in wardrobes, alcove storage, double glazed sky light and radiator.

### EXTERNALLY

To the front there is a tarmacadam drive with ample parking for several vehicles. Pedestrian access via both sides.

Low maintenance rear garden featuring a spacious paved patio ideal for outdoor dining, raised seating area and mature planting. Outside tap, lights and power point.

### Detached Garage (19' 1" x 11' 5") or (5.82m x 3.49m)

With double glazed window, up and over door. Concrete floor, light, power and shelving.

### Viewing Arrangements

By Appointment With The Selling Agent Only.

### Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

### Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

### Agents Note

We have been informed that there is potential for an attic conversion subject to the necessary planning consents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

E

### Directions

From Llandeilo proceed over the bridge down to Ffairfach. Continue on the A483 towards Ammanford, through the village of Llandybie and the property will be located on the left hand side.

