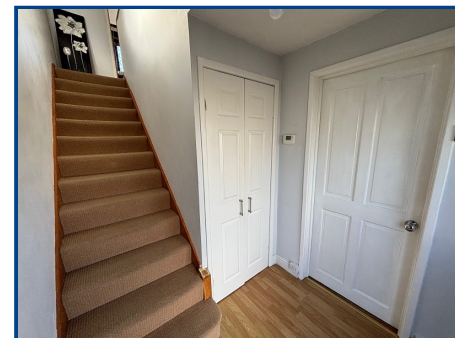
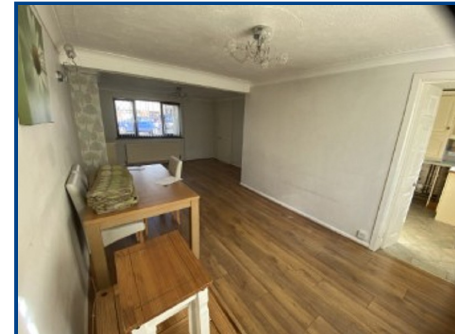


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

129 Woodfield Road
Llandybie
Ammanford
Carmarthenshire.

Price **£159,000**



- Semi Detached 3 Bedroom House
- Gas Central Heating
- Double Glazing
- Convenient Village Location
- Parking to Front
- Rear Garden
- EPC: C71

General Description

A semi detached 3 bedroom house with gas central heating and double glazing. Situated in a convenient location in Llandybie village.

EPC Rating: C71

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

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 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.

Tel: **01558 823 601**

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Woodfield Road, Llandybie, Ammanford, Carmarthenshire.

Property Description

The property comprises a family home of conventional construction with rendered elevations under a tiled roof with the benefit of gas central heating and double glazing. To the front of the property is a concrete drive and gravelled parking area with side pedestrian gate to the rear lawned garden and store shed.

Conveniently situated in the village of Llandybie in a prime location within walking distance of all amenities to include mini market, bakery, post office, place of worship, public house, primary school, railway Station and restaurants. Llandybie is situated between the towns of Llandeilo and Ammanford with their wider range of amenities, and easy access to the M4 motorway approximately 6 miles away.

The accommodation comprises entrance hall, lounge/ dining room, kitchen, 3 bedrooms and bathroom.

Entrance

Double glazed door and side panel.

Hall

Staircase to first floor laminate flooring and radiator. Understairs cupboard.

Lounge/Dining Room (22' 6" x 12' 10") or (6.87m x 3.91m)

Laminate flooring, 2 double glazed windows, BT point, TV point, feature fireplace with gas fire, coved ceiling, 2 radiator and wall lights.

Kitchen / Breakfast Room (11' 7" x 9' 4") or (3.52m x 2.84m)

With a range of wall, drawer, display and base units with fitted worktops, breakfast bar, bowl and a half sink with mixer tap, double oven, four ring gas hob with extractor hood above in a tiled alcove. Boiler cupboard with wall mounted central heating boiler. Plumbing for washing machine, spot lights, coved ceiling, double glazed window and door leading to garden.

First Floor

Stairs from hall to:

Landing

Double glazed window, radiator and access to roof space. Airing Cupboard with radiator.

Bedroom 1 (12' 10" x 10' 9") or (3.92m x 3.28m)

Double glazed window, radiator and pull switch.

Woodfield Road, Llandybie, Ammanford, Carmarthenshire.

Bedroom 2 (10' 9" x 9' 5") or (3.28m x 2.87m)

Double glazed window, radiator, laminate flooring, TV point and pull switch.

Bedroom 3 (9' 6" x 7' 6") or (2.89m x 2.29m)

Double glazed window, radiator and laminate flooring. Built in bed.

Bathroom (8' 1" x 5' 6") or (2.46m x 1.67m)

With panelled bath with mixer tap and shower unit, low level wc and pedestal wash hand basin. Heated towel rail and part tiled walls. 2 double glazed windows.

EXTERNALLY

To the front of property is a concrete and gravelled parking area with side path and gate to the rear of the property.

Rear enclosed lawned garden with pedestrian gate out to the rear stream. Outside water tap.

Store Shed

Outside tap

Local Authority

Carmarthenshire County council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas and mains drainage.

Tenure

Freehold

Council Tax

B

Directions

From Llandeilo take the A483 through to Llandybie. Continue through the square and turn right before the Premier Store. Continue along this road and the property will be found on the right hand side.

