



15 Campbell Road, Llandybie, Ammanford, SA18 3UP

Offers in the region of £245,000

- Semi detached property
- Oil central heating
- Enclosed rear garden
- 3 Bedrooms
- uPVC double glazing
- Convenient village centre location

Ground Floor

uPVC double glazed door to

Entrance Hall

with stairs to first floor, radiator, coat hooks, uPVC double glazed window to front and under the stairs cupboard.

Lounge

20'9" x 12'1" (inc to 15'5") (6.33 x 3.70 (inc to 4.70))



with feature stone fireplace with log burner, further small open fire with feature surround, radiator, coved ceiling and uPVC double glazed window to front, side and patio doors to rear.

Open plan Kitchen Utility

31'5" x 11'3"(inc to 16'7") (9.59 x 3.44(inc to 5.08))

See following:-

Kitchen

17'3" x 11'3" (5.27 x 3.44)



with range of fitted base and wall units, display cabinets, twin bowl porcelain sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, part tiled walls, radiator and hatch to roof space, opening to

Utility

17'10" x 7'0" (5.45 x 2.14)



with plumbing for automatic washing machine, plumbing for automatic dishwasher, wall mounted wood burning stove, door to store room, uPVC double glazed window to side and patio doors to rear.

Downstairs WC

4'1" x 2'5" (1.27 x 0.75)

with low level flush WC and uPVC double glazed window to side.

Store room

with rear door access to the garden.

Landing

with hatch to roof space and uPVC double glazed window to side.

Bedroom 1

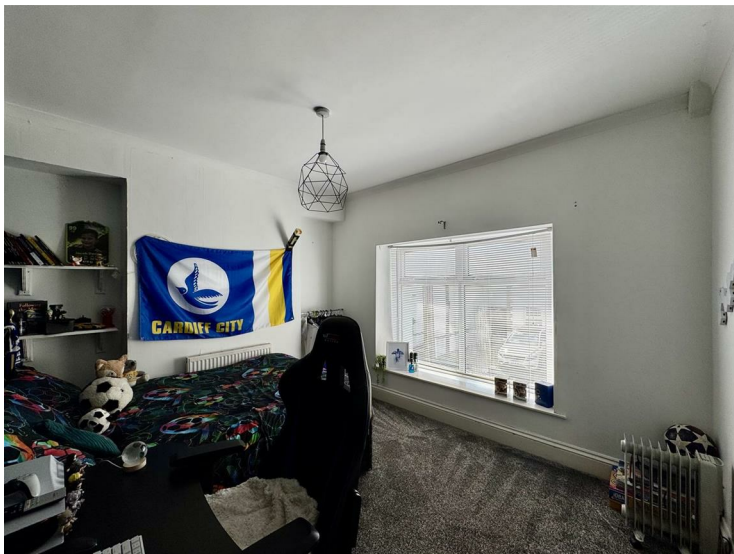
10'7" x 11'1" (3.24 x 3.39)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2

9'10" x 11'8" (3.01 x 3.58)



with radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 3

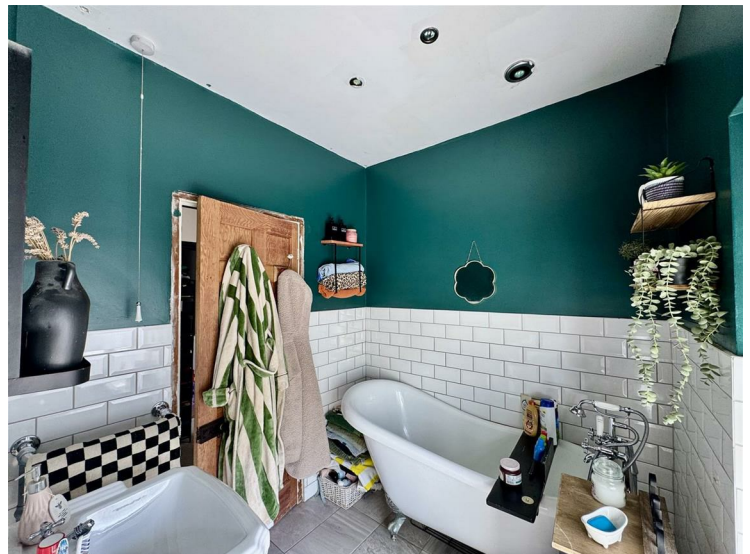
10'9" x 10'2" (3.30 x 3.11)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bathroom

6'3" x 6'7"(inc to 10'3") (1.93 x 2.03(inc to 3.14))



with two steps up to the low level flush WC, pedestal wash hand basin, free standing slipper bath with shower attachment taps, part tiled walls, tiled floor, radiator and uPVC double glazed window to front.

Outside



Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Turn right into Campbell Road and the property can be found on the right hand side, identified by our For Sale board.

To rear with patio areas, gravelled area, lawned area, bark area, mature trees and shrubs, shed, outside tap and paved path leading to bottom of the garden with further gravelled areas and block built shed (needs a roof).

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Oil central heating

Broad Band Speed:Download 80 Mbps,

Upload 20 Mbps

Mobile coverage: Vodafone 83%, EE 76%,
Three 74%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding form rivers- High risk,
Flooding from surface water and small
watercourses- Very low risk

Rights and Easements:

Restrictions:

NOTE

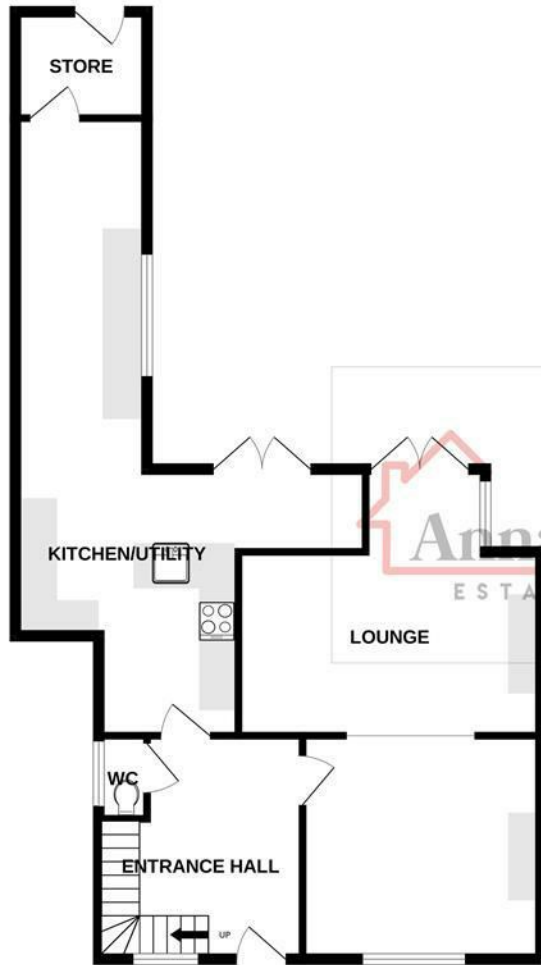
All internal photographs are taken with a wide angle lens.

Council Tax

Band C

Directions

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	55	63
		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.