



## **27 Heol Ceirios, Llandybie, Ammanford, SA18 2SR**

**Offers in the region of £299,500**

We have pleasure in offering for sale this detached bungalow sitting on a corner plot set in a small cul de sac of similar style properties on the edge of the popular village of Llandybie, within 2 miles of Ammanford town centre and 5 miles of the market town of Llandeilo. Accommodation comprises entrance hall, 3 double bedrooms, bathroom, lounge, kitchen/diner and utility room. The property benefits from gas central heating, uPVC double glazing, off road parking for 3 cars, garage and front side and enclosed rear gardens.

## Ground Floor

Composite entrance door to

## Entrance Hall

7'10" x 24'3" (2.40 x 7.41)



with built in cupboards, 2 radiators, laminate floor and coved ceiling.

## Bedroom 1

11'11" x 11'8" (3.64 x 3.56)



with built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

## Bedroom 2

11'7" x 9'10" (3.55 x 3.02)



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

## Bedroom 3

11'11" x 9'11" (3.64 x 3.03)



with built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front and side.

## Bathroom

11'5" x 8'10" (3.49 x 2.71)



with low level flush WC, vanity wash hand basin with cupboards under, corner bath with shower attachment taps, shower enclosure with mains shower, built in cupboards, heated towel rail, tiled floor, tiled walls, extractor fan, coved ceiling and uPVC double glazed window to rear.

## Lounge

18'1" x 12'1" (5.52 x 3.69)



with electric fire in feature surround, radiator, laminate floor, coved ceiling and uPVC double glazed bow window to front and window to side.

## Kitchen/Diner

14'10" x 9'5" (4.53 x 2.88)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over, built in double oven, integrated fridge, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side and rear.

## Hall

6'2" x 2'11" (1.90 x 0.90)

with tiled floor.

## Utility

5'7" x 4'11" (1.71 x 1.52)

with wall units, plumbing for automatic washing machine and space for tumble dryer, wall mounted boiler providing

domestic hot water and rental heating, tiled floor, textured and coved ceiling and uPVC double glazed door to rear.

## Outside



with lawned gardens to front and side with mature shrubs and trees, side access either side of the property, gravelled drive with parking for 3 cars leading to garage (5.30 x 3.06 with power and light connected, up and over door and uPVC double glazed door to side) enclosed rear garden with flower beds, patio area, lawned garden and mature shrubs and trees.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

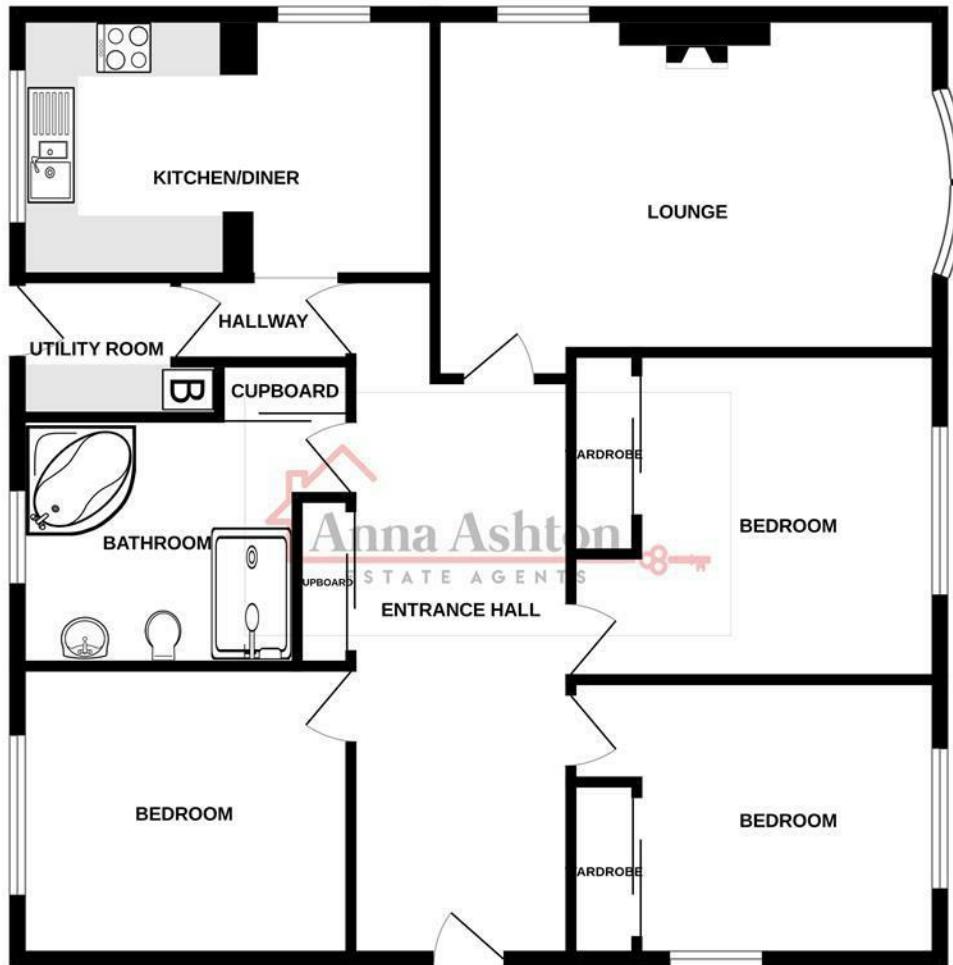
## NOTE

All internal photographs are taken with a wide angle lens.

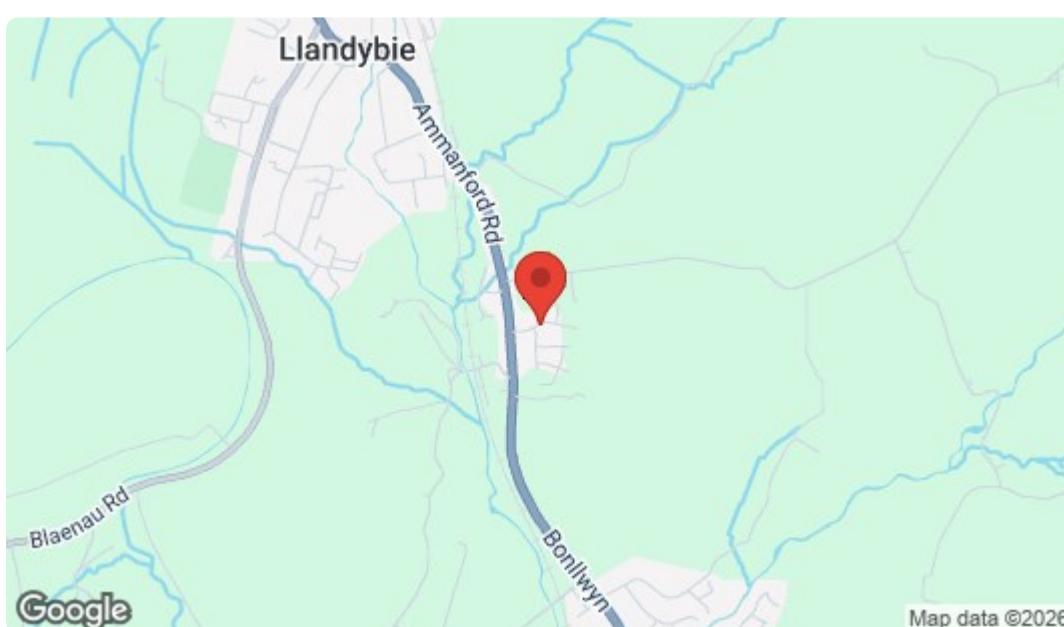
## Directions

Leave Ammanford on College Street and travel for approximately one and half miles to the start of Llandybie. Turn right into Heol Ceirios and the property can be found on the left hand side.

## GROUND 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	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

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