

51 Ammanford Road, Llandybie

£149,950

Calow Evans
Estate Agents

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51 Ammanford Road, Llandybie

Situated within reasonable walking distance of the local amenities in the popular village of Llandybie is this two-bedroom end-of-terrace property. This home would ideally suit first-time buyers or those looking to be conveniently located close to village amenities. The property benefits from a ground-floor bathroom and utility room, gas-fired central heating and double glazing. Externally, there is an enclosed rear garden together with the added benefit of off-road parking to the rear.

Llandybie is a popular village situated between the towns of Ammanford and Llandeilo, offering a good range of local amenities including convenience stores, a bakery, post office, primary school, public houses, restaurants and recreational facilities. The village also benefits from bus services and its own railway station on the Heart of Wales Line.







Accommodation:

Lounge
4.34m x 3.56m (14'3" x 11'8")

Double-glazed window to front, radiator, stairs to first floor.

Kitchen
3.48m x 2.9m (11'5" x 9'6")

Kitchen fitted with a range of wall & base units, sink & draining board unit, electric oven, gas hob, extractor fan over, cupboard housing Worcester gas boiler providing domestic hot water & central heating, downlighters to ceiling, part tiled walls, laminate flooring.











Rear Hall/Utility Room

Double-glazed panelled door to rear, radiator, plumbing for washing machine.

Bathroom
2.49m x 1.68m (8'2" x 5'6"/5'3")

Double-glazed window to rear, radiator, suite comprising panelled bath with shower over, WC, pedestal wash hand basin, part tiled walls.

First Floor Landing

Radiator, access to loft.

Bedroom One
4.39m x 3.56m (14'5" x 11'8")

Two double-glazed windows to front, radiator.

Bedroom Two
3m x 2.57m (9'10" x 8'5")

Double glazed window to rear, radiator.

Externally

Shared side driveway to the front with hardstanding offering off-road parking and an enclosed area laid to lawn with a children's play area. Please note that the neighbouring property enjoys a pedestrian right of way over the rear.

Services

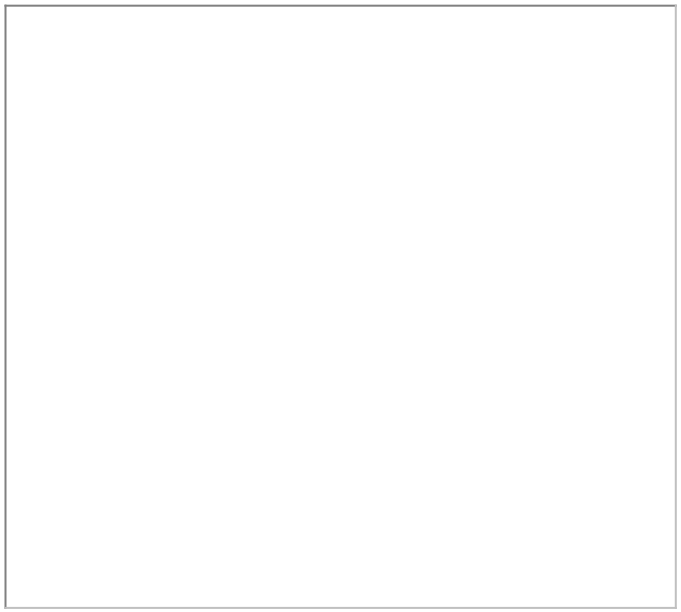
We are advised that mains services are connected

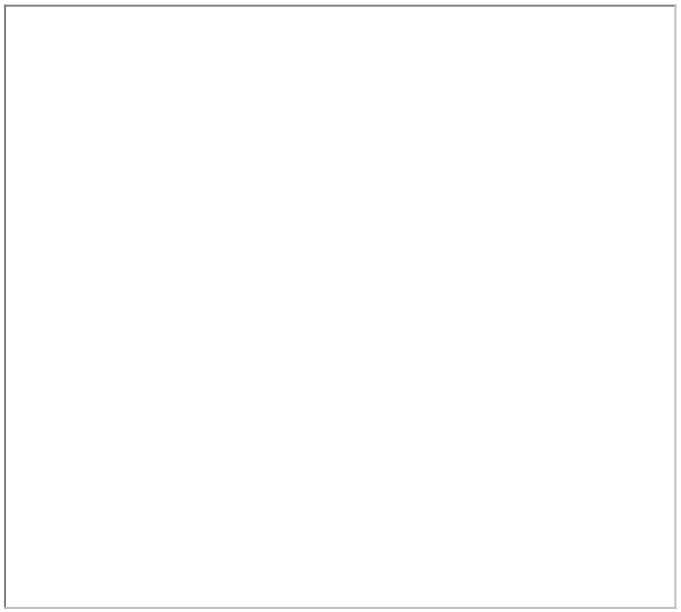
Tenure

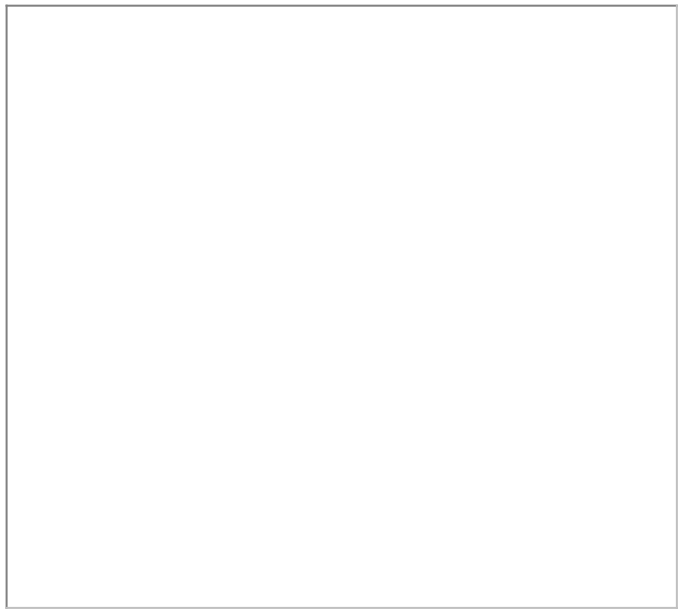
Freehold

Council Tax

Band B





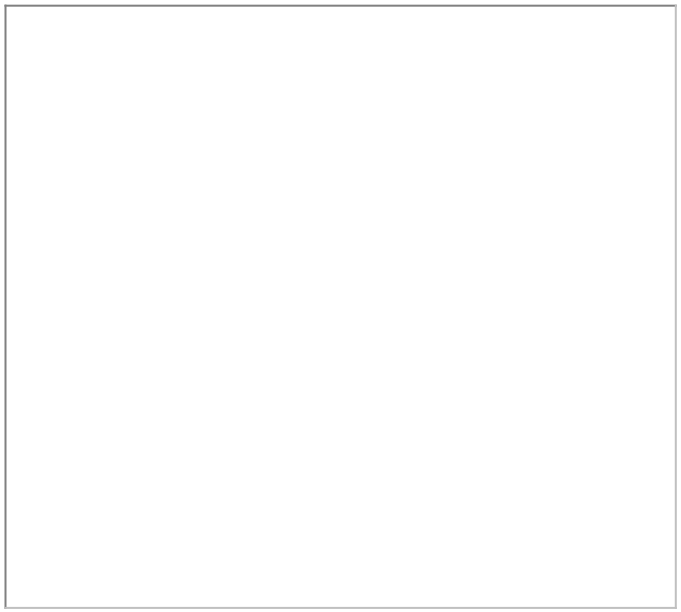


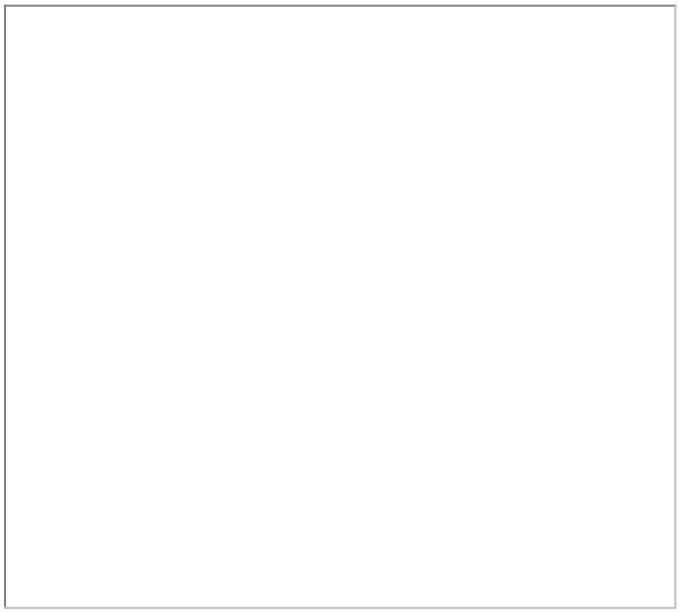
Broadband

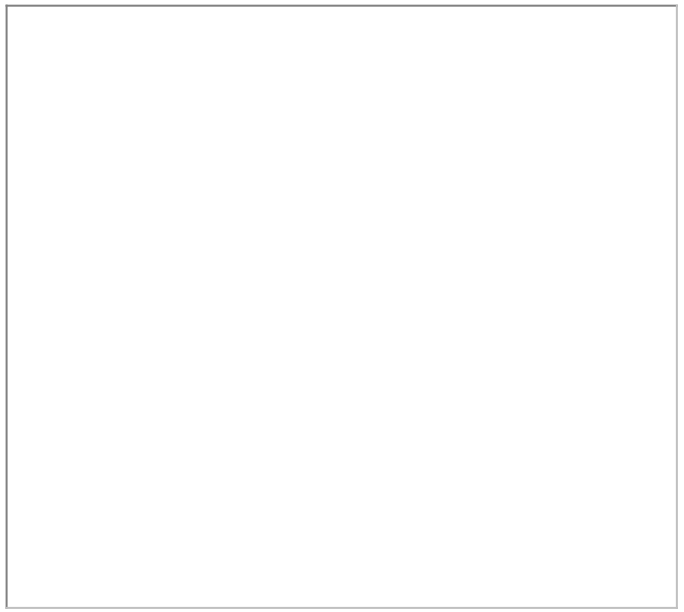
We are advised that super-fats broadband and mobile phone coverage are available in this area.

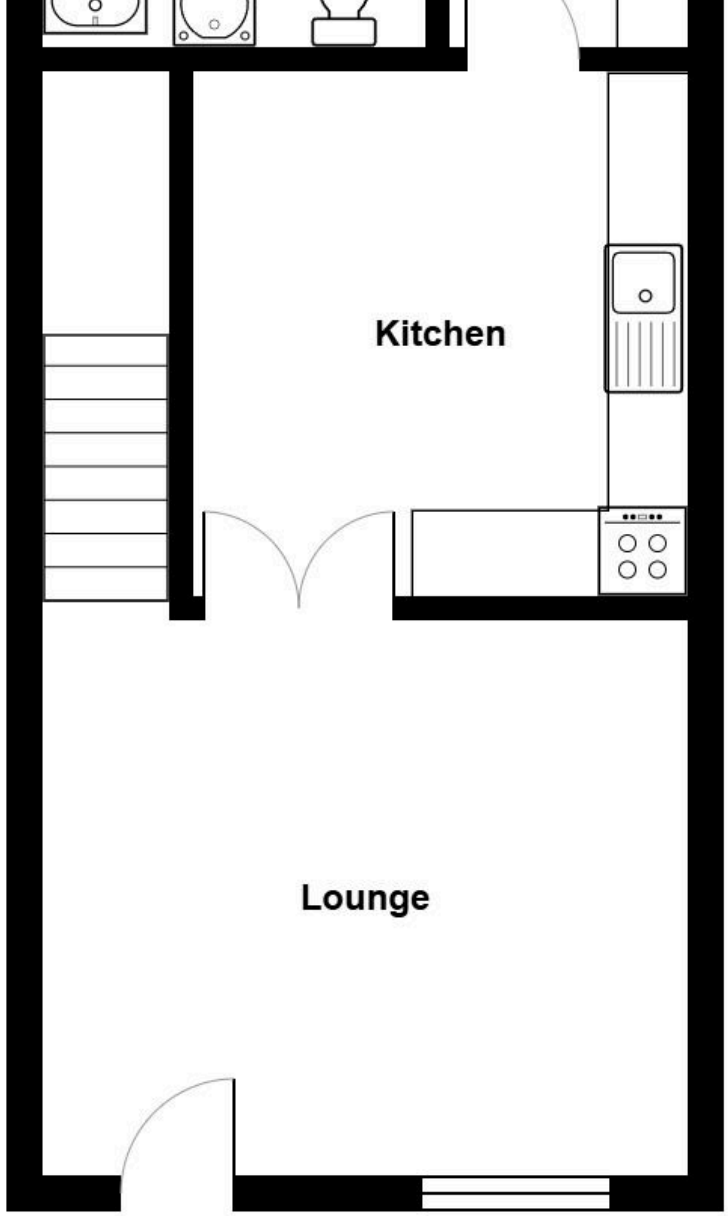
Disclaimer

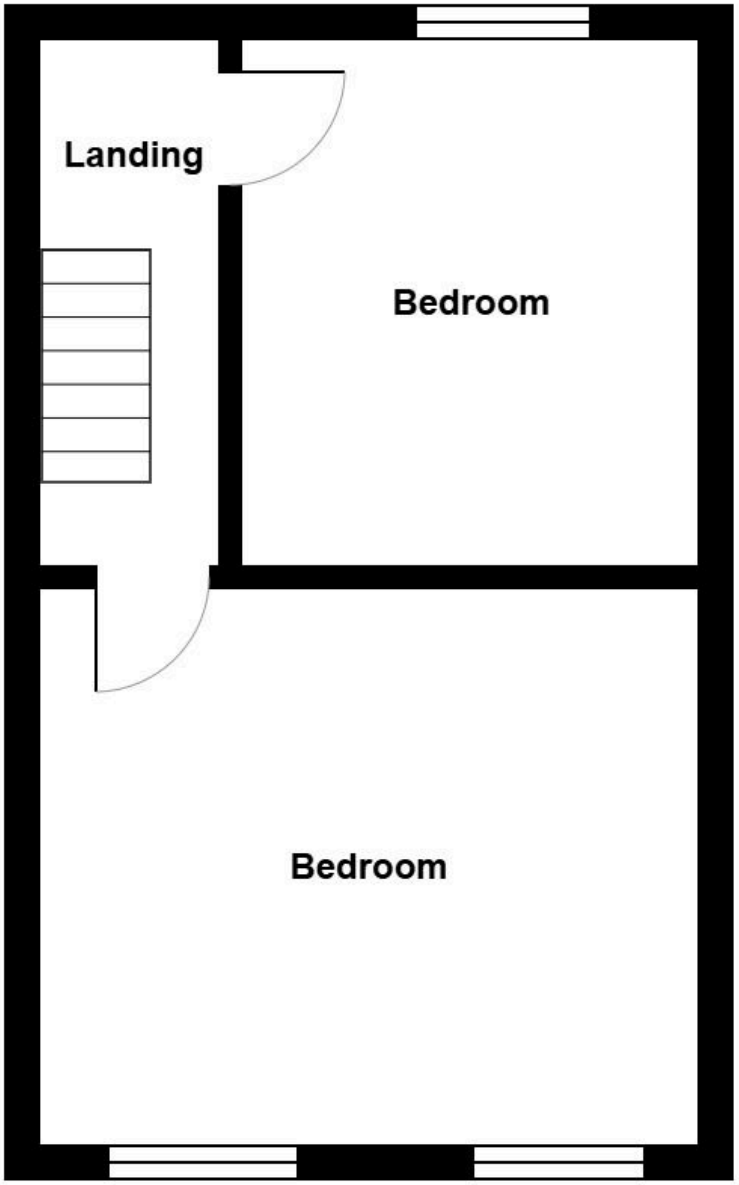
Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.











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