



Bungalow - Detached (EPC Rating: D) Freehold

# BLAENAU ROAD, LLANDYBIE, AMMANFORD, SA18 3AX

Offers In The Region Of

# £460,000

# 4 Bedroom Bungalow - Detached located in Ammanford

Thomas & Thomas are delighted to offer this well-presented, individually built detached bungalow for sale, set on a generous plot within the charming village of Llandybie, located just over a mile from Ammanford town centre, offering convenient access to amenities including shopping, leisure facilities, schools, and excellent transport links, with the M4 motorway just 6 miles away at Junction 49. The accommodation comprises, Entrance Hall, Kitchen, Utility Room, 2 Shower Rooms, Dining Room, Lounge, Conservatory, Three/Four Bedrooms (one with an En-suite). Externally, the property features a driveway with ample parking and a large detached double garage with electricity connected, ramped access to the front and rear entrance doors, enclosed tiered rear garden mainly laid to lawn with large patio area. The property benefits from Oil Central Heating and uPVC Double Glazing.

Council Tax Band – E. Freehold. EPC – D56. NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

## Ground Floor

With front entrance door leading into...

## Entrance Hall

With radiator and fitted cupboard.

## Dining Room

4.7 x 3 (15'5" x 9'10")

With radiator, door to rear and door leading into...

## Kitchen

4 x 3.8 (13'1" x 12'5")

With radiator, a range of base and wall units, display cabinets, one and a half bowl stainless steel sink unit with mixer taps, electric hob with extractor above, eye level double electric oven, central island, textured and coved ceiling, part tiled walls, tiled floor, uPVC windows to the side and rear and door leading into...

## Utility Room

2.6 x 3 (8'6" x 9'10")

With radiator, base units, one and a half bowl stainless steel sink unit with mixer taps, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, space for tumble dryer, textured and coved ceiling, part tiled walls, tiled floor, uPVC window to the side and a door leading into...

## Shower Room

With low level flush WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, freestanding boiler providing domestic hot water and central heating, coved ceiling, part tiled walls, tiled floor, obscure glass uPVC window to the side of the property.

## Sitting Room/ Bedroom 4

4.7 x 3.0 (15'5" x 9'10")

With radiator and French double doors leading to the rear garden area.

## Lounge

6.1 x 4 (20'0" x 13'1")

With radiator, fireplace with oak surround, textured and coved ceiling, two uPVC windows to the side and French double doors leading into...

## Conservatory

3.8 x 3.8 (12'5" x 12'5")

With blinds to roof, tiled flooring and French Doors leading to the rear of the property.

## Bedroom 1

6.2 x 4.4 (20'4" x 14'5")

With walk-in dressing area, fitted wardrobes, radiator, textured and coved ceiling and bay window to the front.

## En-Suite

With low level flush WC, vanity wash hand basin, bidet, panelled bath, fully tiled shower cubicle with mains shower, extractor fan, heated towel rail, textured and coved ceiling, part tiled walls, tiled floor and obscure glass uPVC window to the side.

## Inner Hallway

With fitted storage cupboard.

## Bedroom 2

4.6 x 3.4 (15'1" x 11'1")

With radiator, textured and coved ceiling, fitted wardrobe and bay window to the front.

## Bedroom 3

4.6 x 3.4 (15'1" x 11'1")

With radiator, textured and coved ceiling, fitted wardrobe and bay window to the front.

## Shower Room

With low level flush WC, vanity wash hand basin, Respatex double shower enclosure with mains shower, extractor fan, radiator, textured and coved ceiling, part tiled walls, tiled floor and obscure glass uPVC window to the side.

## External

Front: Large gated driveway with enclosed, level garden mainly laid to lawn, with side access.

Rear: Patio area leading to a level garden, bordered by a patio area and lawn, with an additional lawned area. Large double garage (28' x 23') with electric roller doors, side access door, and two spacious rear storage areas, all with electricity connected.



#### Services

Mains electric, water and drainage. Oil Tank.

#### Council Tax

- Band E.

#### TENURE

Freehold

#### NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

#### VIEWINGS

By appointment with the selling agents on 01269 597949 or e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### SOCIAL MEDIA

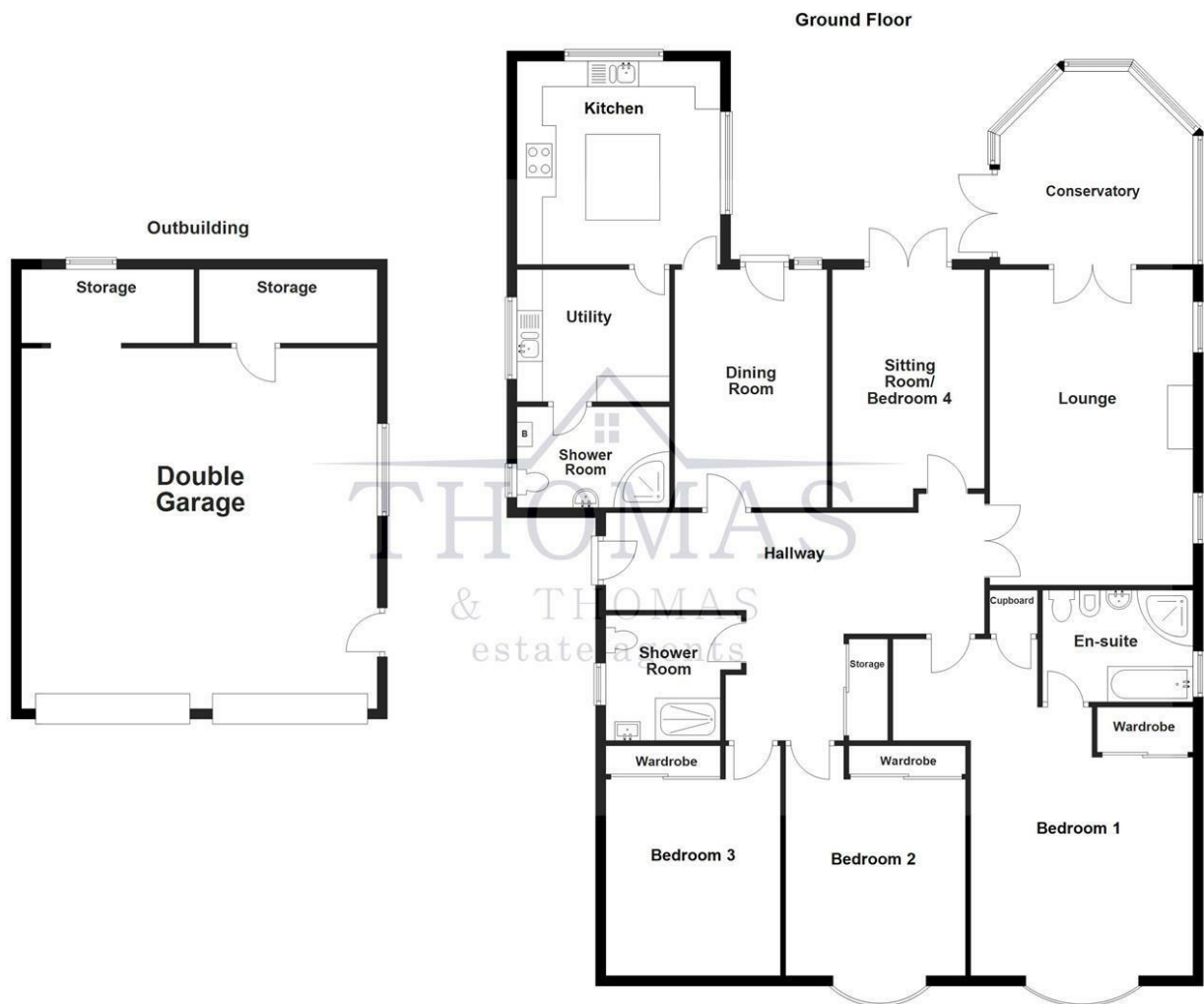
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#### Directions

Leave Ammanford on College Street and travel for approximately 2 miles to the village of Llandybie. At the crossroads, turn left towards Blaenau. After approximately 300 yards, turn right into Maespoide, then take the first right onto a private lane. The property is located on the right hand side and identified by our For Sale Board.

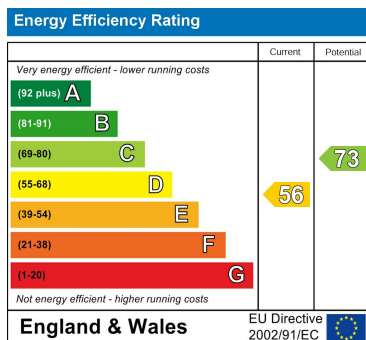




Council Tax Band

**E**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

