



53 Heol Ceirios, Llandybie, Ammanford, SA18 2SR

Offers in the region of £365,000

We have pleasure in offering for sale this detached bungalow set in an estate of similar styled property in a peaceful location, 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, lounge, WC, kitchen/diner, sun room, bathroom and 3 bedrooms. The property benefits from Oil central heating, off road parking, garage and front and rear mature gardens with views of the mountains.

Ground Floor

Porch leading to front entrance

Entrance Hall



Spacious u-shaped hallway with radiator, coved ceiling and two mirrored storage cupboards

WC

5'10" x 3'0" (1.80 x 0.92)

With low level flush, WC, part tiled walls, tiled floor, textured and coved ceiling, radiator and uPVC double glazed window to front

Lounge

13'6" x 18'0" (4.13 x 5.51)



A light and spacious lounge with feature fireplace, two radiators, coved ceiling and dual aspect uPVC double glazed window to front garden and side with far reaching views

Kitchen/Dining room

9'11" x 21'4" (3.03 x 6.51)



With base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, four ring electric hob with extractor over and oven under, part tiled walls, part tiled floor, two radiators, textured and coved ceiling and wooden double glazed window with view to the rear

Sun room

12'4" x 12'7" (3.78 x 3.84)



With radiator, tiled roof with spotlights, plumbing for automatic washing machine, wall mounted boiler providing hot watering central heating, uPVC double glazed windows to rear and side with views of the mountain

Bedroom 1

13'5" x 11'11" (4.11 x 3.65)



With radiator, textured and coved ceiling and dual aspect uPVC double glazed windows to front and side

Bedroom 2

9'11" x 11'10" (3.03 x 3.61)



With textured and coved ceiling, radiator and double glazed window to rear

Bedroom 3

10'5" x 8'5" (3.20 x 2.57)



With textured and coved ceiling, radiator and double glazed window to side

Bathroom

9'10" x 7'2" (3.01 x 2.20)



With low level flush WC, pedestal wash hand basin, walk in shower with electric shower, tiled walls, tiled floor, hatch to roof space, extractor fan, shaver point, heated towel rail and uPVC double glazed window to rear

Outside



With lawned area and mature shrubs and trees to front, gravelled area for parking and garage to side, rear garden with lawned area and paved patio, various flower beds, steps leading down to a secret garden with pergola

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Oil central heating

Broad Band Speed:Download 51 Mbps

Upload 9 Mbps

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

ISSUES WITH POTENTIAL IMPACT:

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

Rights and Easements: None

Restrictions:None

Council Tax

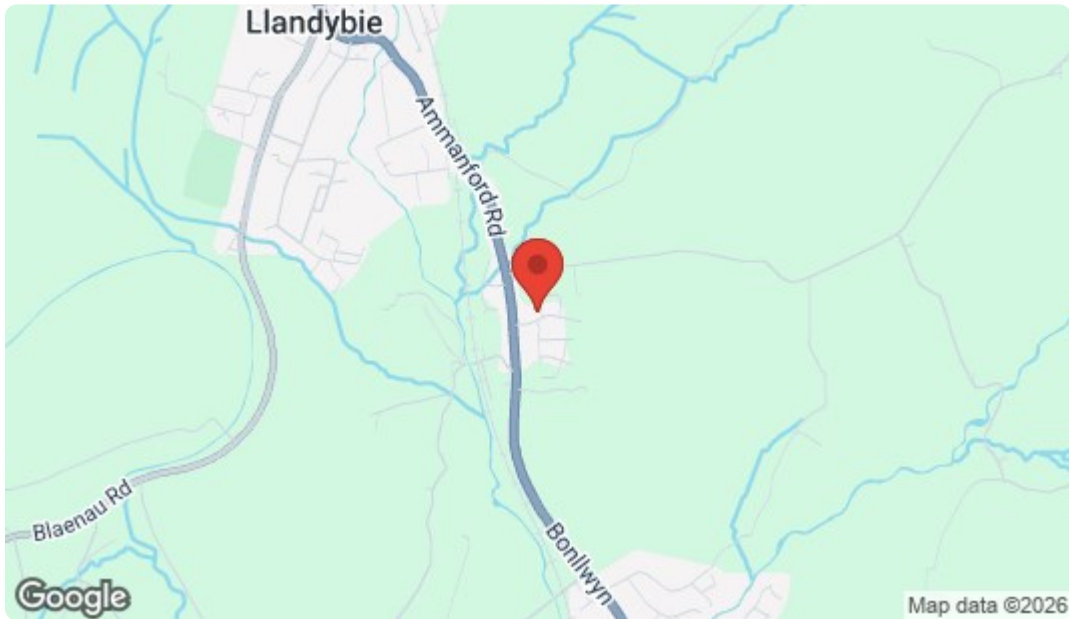
Band E

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.



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 EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.