



27 Blaenau Road, Llandybie, Ammanford, SA18 3YR

Offers in the region of £194,950

- Double fronted semi detached house
- Gas central heating
- Off road parking
- 3 bedrooms
- uPVC double glazing
- Enclosed rear garden

Ground Floor

uPVC double glazed entrance door to

Kitchen/Diner

16'10" x 9'5" max (5.14 x 2.89 max)



with stairs to first floor, under stairs cupboard, range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator and uPVC double glazed window to front and rear and door to rear.

Lounge

17'1" x 10'4" (5.22 x 3.17)



with radiator and uPVC double glazed window to front and rear.

First Floor

Landing

with airing cupboard with wall mounted gas boiler providing domestic hot water and central heating.

Bedroom 1

8'11" x 11'1" (2.72 x 3.39)



with built in cupboard, radiator and 2 uPVC double glazed windows to front.

Bedroom 2

8'2" x 7'8" (2.50 x 2.35)



with radiator and uPVC double glazed window to rear.

Bedroom 3

9'2" x 9'0" (2.80 x 2.75)



with hatch to roof space, radiator and 2 uPVC double glazed windows to front.

Bathroom

7'8" max x 7'8" max (2.34 max x 2.34 max)



with low level flush WC, vanity wash hand basin, panelled bath with mains shower over, part tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to rear.

Outside



with off road parking for 2 cars to side, side access to rear garden with paved area, steps up to another section with artificial grass, timber store shed, further steps up to lawned garden.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 62 mbps

Upload: 12mbps

Mobile coverage: Vodafone: 83% EE: 76%
3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: None

Restrictions: None

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

Directions

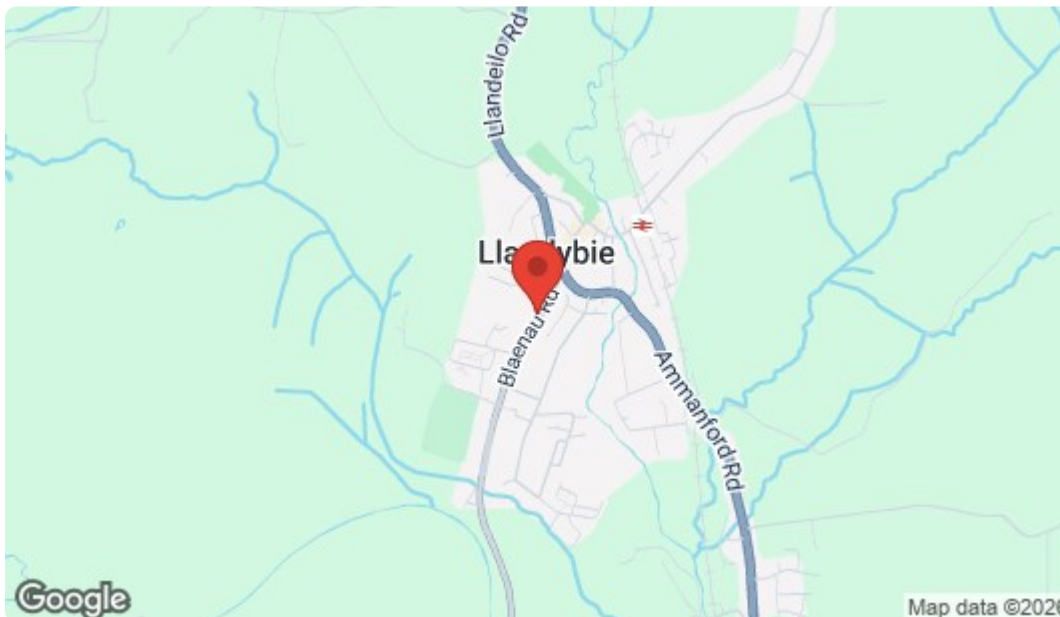
Leave Ammanford on College Street and follow the road for approximately 2 miles into Llandybie turn left onto Blaenau Road and the property can be found on the right hand side, identified by our For Sale board.

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			
		74	80
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.