



## 10 & 14 Church Street, Llandybie, Ammanford, SA18 3HZ

**Offers in the region of £369,950**

Nestled on Church Street in the charming village of Llandybie, Ammanford, this deceptively spacious mid-terrace cottage offers a delightful blend of comfort and practicality. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office.

The property boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile areas cater to all your needs.

One of the standout features of this property is the generous off-road parking, accommodating up to four vehicles, which is a rare find in this area. Additionally, a large garage offers further storage options or the potential for a workshop, making it ideal for hobbyists or those in need of extra space.

For added versatility, the property includes a separate one-bedroom annex. This self-contained space is perfect for guests, extended family, or even as a rental opportunity, providing both privacy and independence.

With its charming character and practical layout, this cottage on Church Street is a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of spacious living. Don't miss the chance to make this delightful property your new home.

## Ground Floor

Hardwood entrance door to

### Kitchen

7'4" inc to 9'6" x 22'6" (2.25 inc to 2.91 x 6.88)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 5 ring gas range cooker with extractor over, integrated automatic dishwasher, space for American style fridge freezer, wine rack, store cupboard, laminate floor, heated towel rail and radiator, tongue and groove ceiling and 4 uPVC double glazed windows and door to rear.

### Lounge

20'9" x 14'11" (6.34 x 4.57)



with stairs to first floor, under stairs cupboard, log burner in brick surround, wood floor, radiator and double glazed window to front.

## Dining Room

11'7" x 14'2" (3.54 x 4.34)



with stairs to first floor, under stairs storage, 3 built in cupboards, laminate floor and radiator. Opening to

### Sitting Room

11'11" red to 8'8" x 14'5" (3.65 red to 2.66 x 4.40)



with log burner in brick surround, laminate floor, radiator and double glazed window to front.

### Downstairs WC/Utility

5'11" x 4'9" (1.82 x 1.46)



with range of fitted base and wall units, low level flush WC, vanity wash hand basin, plumbing for automatic washing machine, tiled walls, tiled floor, radiator, tongue and groove ceiling and uPVC double glazed window to rear.

### Hall

12'3" x 3'2" (3.74 x 0.97)

with wood floor and radiator.

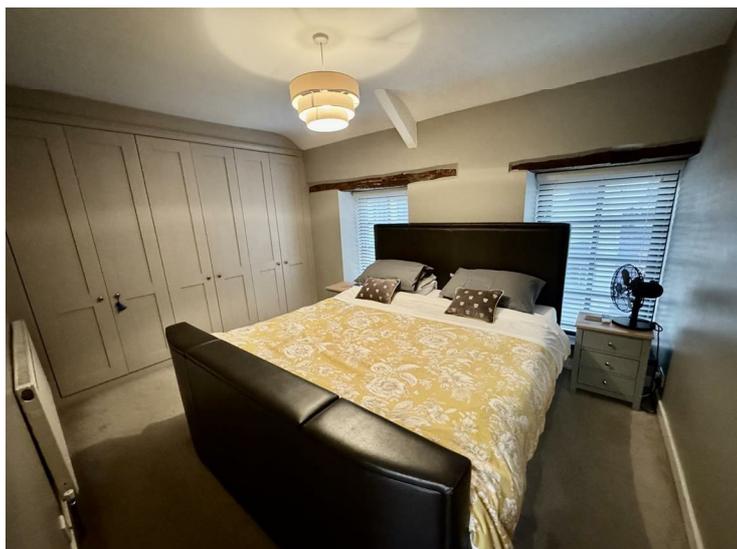
### First Floor

#### Landing

with hatch to roof space, textured ceiling and wood floor.

### Bedroom 1

9'6" x 12'5" to wardrobes (2.92 x 3.80 to wardrobes)



with radiator and 2 double glazed windows to front.

### Bedroom 2

7'6" x 11'8" (2.29 x 3.56)



with radiator and uPVC double glazed window to rear.

### Bedroom 3

12'10" x 7'3" (3.92 x 2.22)



with built in wardrobes, wood floor, radiator and double glazed window to front.

### Bedroom 4

9'6" x 6'7" (2.91 x 2.02)



with wood floor, radiator and double glazed window to front.

### Bathroom

7'8" x 10'3" (2.34 x 3.13)



with low level flush WC, vanity wash hand basin with cupboards under, free standing bath, shower cubicle with mains shower, built in cupboard with wall mounted boiler providing domestic hot water and central heating, part tiled walls, wood floor, extractor fan, heated towel rail and uPVC double glazed window to rear.

## 14 Church Street



Self contained annex.

### Lounge/Kitchen

22'2" x 8'3" (6.78 x 2.53)



with spiral staircase to first floor, range of fitted base and wall units, 4 ring electric hob with extractor over and oven under, stainless steel sink unit with mixer taps, small breakfast bar, 2 radiators, laminate floor and double glazed window and door to front.

### Hall

6'2" x 3'5" (1.89 x 1.05)

with laminate floor, radiator and uPVC double glazed door to rear.

### Bedroom

20'11" x 7'11" (6.40 x 2.43)



with wood floor, circular window to side and uPVC double glazed window to rear and window to front.

### Shower Room

6'5" x 4'5" (1.97 x 1.37)



with low level flush WC, vanity wash hand basin, shower cubicle with mains shower, part tiled walls, laminate floor and uPVC double glazed window to rear.

### Annexe EPC

D55

## Outside



with side access to rear off road parking, steps down to enclosed rear garden with lawned garden, 2 store sheds, decked area and paved patio and external socket.

### Detached Garage

32'9" x 12'8" (10 x 3.87)



with electric roller door, sink unit, power and light connected, CCTV and uPVC double glazed window and door to rear.

### Material Information

#### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download 60Mbps,

Upload 20 Mbps

Mobile coverage: Vodafone :- 83%, EE :- 76%, 3 :- 74%, 02 :- 61%

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low flood risk from rivers, surface and small watercourses

Rights and Easements: Vehicular right of way to rear

Restrictions:

### Council Tax

Band B

### NOTE

All internal photographs are taken with a wide angle lens.

### Directions

Leave Ammanford on College Street and travel for approximately 2 miles into the village of Llandybie, at the cross roads turn right onto High Street, turn right onto Church Street and the property can be found on the left hand side.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

Please note:

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