



Heol Ceirios, Llandybie, Ammanford, SA18

Offers In Region Of £359,950



**Calow Evans**  
Estate Agents

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## Heol Ceirios, Llandybie, Ammanford, SA18

**NO UPPER CHAIN.**

We have pleasure in offering for sale a spacious three bedroom detached bungalow situated on a sought after development in the village of Llandybie. This lovely and well maintained property enjoys a cul-de-sac location with beautiful views from the front and rear elevations. A good sized conservatory provides an utility area also enjoying attractive views. The private rear garden enjoys patio areas on two levels and enjoying a great deal of privacy. The side driveway provides ample parking leading to a detached garage but also offers potential for a dual driveway (subject to the necessary consents).

The village of Llandybie offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre. We highly recommend viewings to fully appreciate the quality build and position of this bungalow.





### **Entrance Hallway:**

Decorative coving to ceiling, two ceiling roses, a pair of sliding fitted mirror wardrobes, double panel radiator.

### **Cloakroom:**

Double glazed obscure window to front, tiled floor, WC, wash hand basin, part tiled walls, single panel radiator.

### **Kitchen/Dining Room:**

6.5m x 3m (21'4" x 9'10")

Two double glazed windows and door to rear, fitted with a range of wall, base and glass display units, 1½ bowl sink unit and draining board, cooker space with extractor fan over, part tiled walls, part tiled floor, two single panel radiators.





### Lounge:

5.51m x 3.96m (18'1" x 13'0" to chimney breast)

Double glazed bay window to front, double glazed window to side with some views, feature fireplace with coal effect electric fire, cornice to ceiling and ceiling rose, single and double panel radiators.

### Conservatory:

4.04m x 3.78m (13'3" x 12'5")

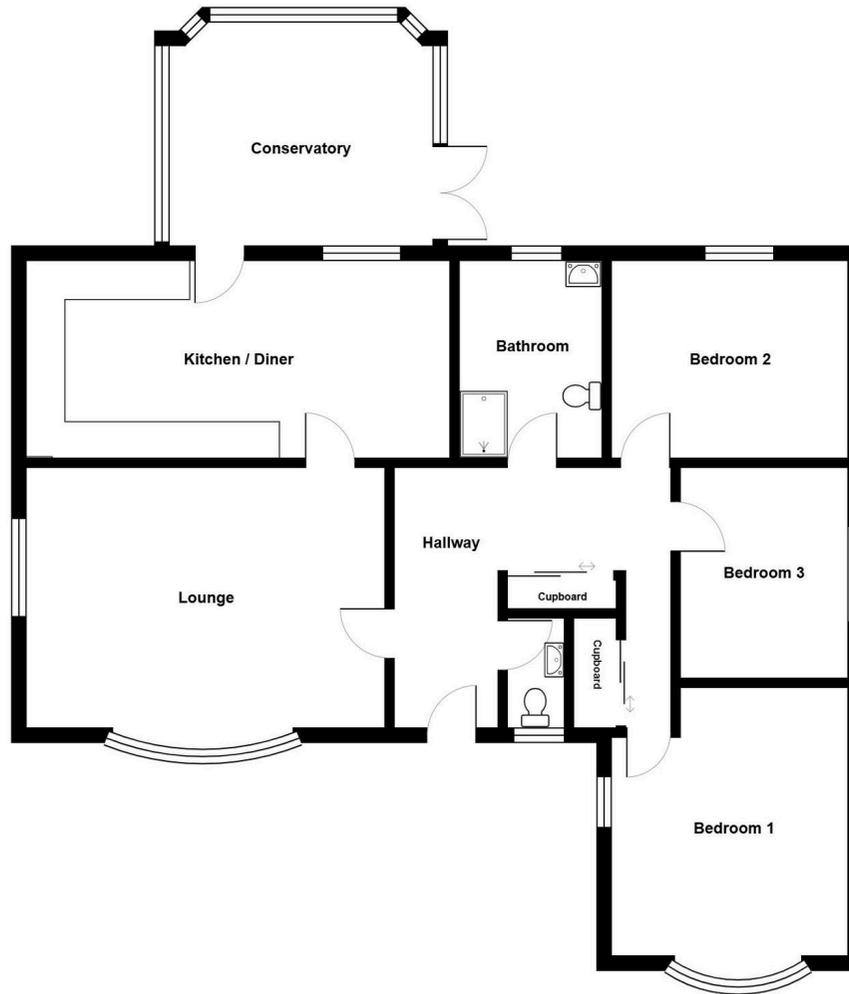
Double glazed windows and double glazed door, tiled floor, oil boiler providing domestic hot water and central heating, plumbing for washing machine, double panel radiator.

### Bedroom One:

4.09m x 3.63m (13'5"/10'2" x 11'11")

Double glazed bay window to front, single panel radiator.





All measurements are approximate and for display purposes only



**Address**

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**Office Contact**

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