



**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Plas Derwen 1 Royal Oak Court
Llandybie
Ammanford
Carmarthenshire
SA18 2JY**

Price **£559,950**



- Five bedroom detached home
- Living room, lounge, study
- Kitchen, dining room, utility room
- Bathroom, two en suites and a ground floor WC
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking, with turning point
- Double garage
- Well-kept front and rear gardens
- Garden room

General Description

We have the pleasure in offering for sale this immaculately presented five bedroom detached family home in the village of Llandybie close to local amenities including, primary school, shops, restaurant, public houses, post office, beauty salons, places of worship and is approximately 3 miles from Ammanford town centre and its amenities.

EPC Rating: C7a

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Royal Oak Court, Llandybie, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises, hallway, dining room, kitchen, hall, utility room, WC, study, living room, lounge, landing, four bedrooms, one with an ensuite, and the master bedroom with an ensuite and dressing room.

The property benefits from Upvc glazing, gas fired central heating, front and rear well-maintained gardens, driveway for ample off road parking, double garage with store room, and a garden room.

Upvc glazed door to

Hallway

Radiator, textured and covered ceiling, hard wired smoke alarm, telephone point, storage cupboard.

Dining Room (15' 11" x 11' 7") or (4.85m x 3.54m)

Upvc glazed window to front, radiator, textured and covered ceiling, picture rail, TV point.

Kitchen (16' 0" x 10' 5") or (4.87m x 3.17m)

Upvc glazed window to rear, radiator, textured and covered ceiling, fitted wall and base units, work surface, sink with mixer tap, Belling seven hob gas oven with extractor fan over, integrated dishwasher.

Hall

Upvc glazed door to side, textured and covered ceiling.

Utility Room (8' 9" x 4' 11") or (2.66m x 1.49m)

Upvc glazed window to side, textured and covered ceiling, tiled splash back, fitted base units, work surface, stainless steel sink unit with mixer tap, integrated fridge/ freezer, plumbing for automatic washing machine, Valliant gas fired boiler controlling domestic hot water and central heating.

W.C. (5' 2" x 3' 0") or (1.58m x 0.91m)

Upvc glazed window to rear, radiator, textured and covered ceiling, tiled floor, tiled walls, close coupled WC, wash hand basin in unit.

Study (11' 7" x 11' 5") or (3.53m x 3.47m)

Upvc glazed window to rear, radiator, textured and covered ceiling, dado rail, fitted storage units, fitted workspace.

Living Room (22' 5" x 13' 0") or (6.83m x 3.96m)

Upvc glazed sliding doors to rear, radiator, textured and covered ceiling, dado rail, two wall lights, fireplace with marble surround, mantle and hearth, TV point, telephone point, air vent.

Sitting Room (14' 8" x 12' 2") or (4.48m x 3.72m)

Upvc glazed window to front, radiator, textured and covered ceiling, TV point, telephone point.

Landing

Radiator, textured and covered ceiling, hatch to roof space, two hard wired smoke alarms, airing cupboard housing slatted shelving.

Master Bedroom (17' 7" Max x 15' 10" Max) or (5.36m Max x 4.83m Max)

Upvc glazed window to front, radiator, textured and covered ceiling, TV point.

Dressing Room (7' 3" x 6' 7") or (2.22m x 2.00m)

Upvc glazed window to rear, radiator, textured and covered ceiling.

Royal Oak Court, Llandybie, Ammanford, Carmarthenshire.

En-Suite (7' 11" x 7' 2") or (2.41m x 2.18m)

Upvc glazed window to rear, towel radiator, textured and covered ceiling, part tiled walls, part Respatex walls, WC and wash hand basin in unit, shower cubicle.

Family Bathroom (9' 6" Max x 7' 8") or (2.89m Max x 2.34m)

Upvc glazed window to rear, radiator, textured and covered ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, bath, shower cubicle, extractor fan.

Bedroom 2 (11' 9" x 11' 8") or (3.59m x 3.55m)

Upvc glazed window to rear, radiator, textured and covered ceiling.

Bedroom 2 En-Suite (7' 5" x 2' 11") or (2.26m x 0.89m)

Towel radiator, three down lights, one with extractor fan, tiled walls, close coupled WC, wash hand basin in unit, shower cubicle.

Bedroom 4 (10' 5" x 9' 2") or (3.17m x 2.80m)

Upvc glazed window to rear, radiator, textured and covered ceiling.

Bedroom 3 (14' 8" x 12' 3") or (4.48m x 3.73m)

Upvc glazed window to front, radiator, textured and covered ceiling, TV point, telephone point.

Bedroom 5 (11' 3" Max x 9' 11" Max) or (3.43m Max x 3.03m Max)

Upvc glazed window to front, radiator, textured and covered ceiling.

Outside

Gated driveway to the front of the property providing secure parking and turning space.

Front garden laid to lawn with established tree and shrub boundaries.

Access to the rear garden from both sides of the property via block-paved herringbone pathways.

Rear garden comprising a herringbone block-paved terrace, lawned area and garden room.

Further patio terrace with recessed planting beds.

Garage

Electric up and over door to front, upvc glazed window to rear, fitted base units and work surface.

Agents Note

There is a risk between 1% and 3.3% chance each year of flooding from rivers, but there is no known history of flooding at the property.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

Leave Ammanford on College Street and continue to the village of Llandybie. Turn right into Royal Oak Court estate, where the property can be found on the right hand side.

