



**Blaenau Road**

Llandybie, Ammanford, SA18 3YR

**Asking Price Of £230,000**



# Property Features

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- Semi-Detached House
- Off Road Parking
- Recently Refurbished
- Two Bathrooms
- Attractive Garden
- Gas Central Heating
- uPVC Double Glazing
- Village Location
- Beautifully Presented
- Viewing By Appointment

## Full Description

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An opportunity to purchase a Semi-detached house located in the Village of Llandybie, close to all amenities. Refurbished by the current owners and beautifully presented throughout. Viewing is recommended to appreciate the accommodation on offer, comprising of Lounge/Diner, Kitchen, Bathroom, Three Bedrooms and Shower Room. The property benefits from gas central heating and uPVC double glazing. Externally there is off road parking to the front and attractive enclosed rear garden. EPC Rating- E. Viewing By Appointment.

### ENTRANCE HALLWAY

Via composite door. uPVC double glazed window to front with obscure glass, tiled floor, radiator, under stairs storage cupboard, smoke alarm.

### LOUNGE/DINER

23' 2" x 11' 6" (16'6" max L-shaped)(7.06m x 3.51m)

Smooth ceiling, two radiators, two uPVC double glazed windows to front and side, laminate floor, timber feature fireplace with tiled hearth, double glass doors to kitchen, display shelving to alcoves.

### KITCHEN

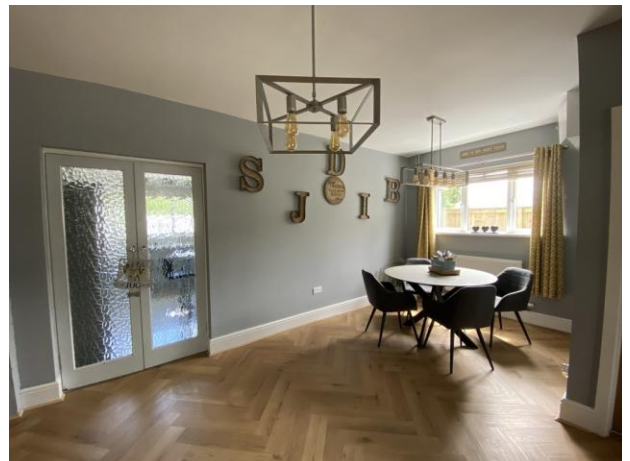
12' 4" x 9' 9" (3.76m x 2.97m)

Fitted with a range of base & wall units with complimentary worksurface over, walls tiled over worksurface, 1 1/2 stainless sink unit with mixer tap, free standing electric range cooker with double oven, grill and 5 ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, vertical radiator, smooth ceiling, uPVC double glazed windows to rear, tiled flooring, gas combi boiler, smooth ceiling, door to rear hallway.

### REAR HALLWAY

Textured ceiling, tiled floor, uPVC double glazed to front with obscure glass, uPVC double glazed window to side with obscure glass, uPVC double glazed door to rear with obscure glass, radiator.

### BATHROOM



Fitted with three piece suite comprising of wall mounted sink and vanity unit, panelled bath with shower over and low level W.C., smooth ceiling with spotlighting, partly tiled walls, uPVC double glazed window to rear with obscure glass, Victorian style radiator and towel rail.

## FIRST FLOOR

### LANDING

uPVC double glazed window to side with obscure glass, hatch to attic space, smoke alarm

### BEDROOM ONE

11' 7" (into alcoves) x 13' 9" into bay (3.53m x 4.19m)

Radiator, uPVC double glazed window to front.

### BEDROOM TWO

11' 10" x 10' 8" (3.61m x 3.25m)

uPVC window double glazed window to rear, picture rail, radiator

### BEDROOM THREE

6' 8" x 7' 11" (2.03m x 2.41m)

uPVC double glazed window to side, radiator.

### SHOWER ROOM

Fitted with three piece suite comprising of W.C., wall mounted wash hand basin and shower enclosure, smooth ceiling with spotlighting, heated towel rail, extractor fan, cushioned floor, uPVC double glazed window to front with obscure glass.

## EXTERNALLY

Tarmac driveway providing off road parking to the front, rear garden with patio, glasshouse, steps down to further patio area, beds laid with various trees & shrubbery, decked area, timber storage shed, raised bed to rear laid with bark.

## DISCLAIMER

## GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

## IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They



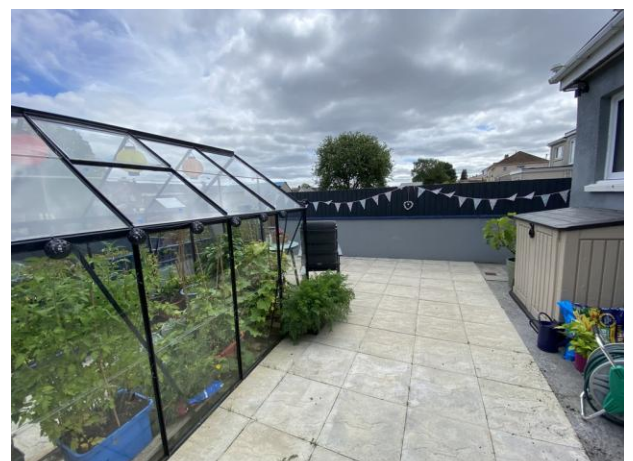
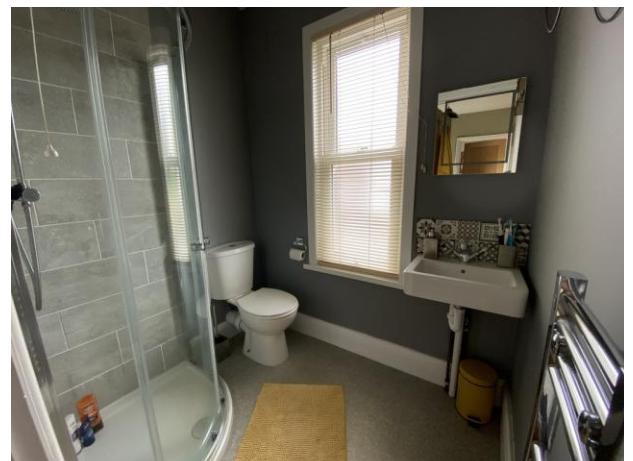
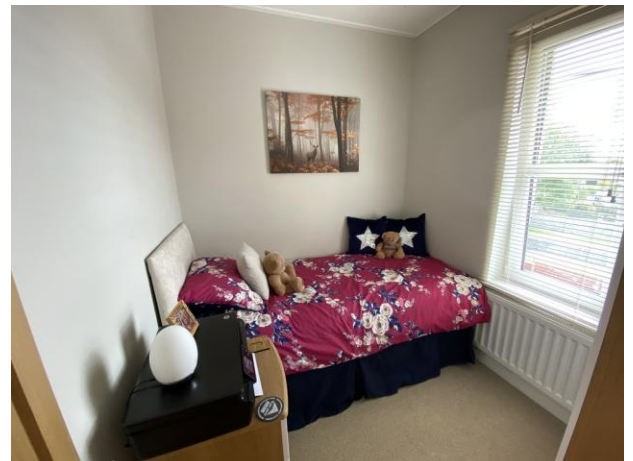




should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

#### DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	53   E	
21-38	F		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements