

## 40 Llwyd Road, Ammanford, Carmar, SA18 2EN



**No onward chain £169,995**



- Semi Detached 3 Bedroom Property
  - Conveniently Located
  - Gas Central Heating
  - uPVC Double Glazing
  - Spacious Rooms
- Front/Side & Rear Gardens
  - Council Tax Band - B
  - EPC- D64
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED

**Mallard**  
chartered surveyors • estate agents • lettings

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1 College Street, Ammanford, Carmarthenshire, SA18 3AB T: 01269 597949 E: ammanford@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Llanelli, Tel: 01554 777007 E: llanelli@mallard-properties.co.uk



**RICS**



naea | propertymark

PROTECTED

Mallard has pleasure in offering For Sale this Semi Detached 3 Bedroom Property conveniently located within level walking distance of Ammanford Town Centre with all it's amenities for shopping, leisure facilities, schools and good transport links to the M4 Motorway approximately 6 miles away at Junction 49 Pont Abraham Services . The accommodation comprises entrance hall, lounge, kitchen and cloakroom located on the ground floor with 3 bedrooms and family bathroom on the first floor. Externally there is lawned area to the front with off road parking for 2-3 vehicles, rear patio area with sheds and a side lawned area. The property benefits from Gas Central Heating and uPVC Double Glazing. Council Tax Band - B,. Freehold. EPC - D64. NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

## Ground Floor

With front entrance door leading into....

### Hallway

With radiator and stairs leading to first floor.

### Lounge

17'10" x 12'8" (5.45 x 3.87)

With modern fireplace with inset electric fire, laminate flooring, two radiators, window to the front and Patio Doors leading to the side garden.



### Kitchen

13'11" x 9'2" (4.25 x 2.80)

With a range of base and wall units, one and half bowl stainless steel sink unit with mixer taps, electric hob with extractor above and oven below, space for fridge/freezer, plumbing for automatic washing machine, radiator, window and door leading to side patio area.



### Cloakroom

5'9" x 2'5" (1.76 x 0.76)

With low level flush WC, pedestal wash hand basin, fully tiled walls with lower panelling.



## First Floor

Landing area with hatch to roof space.



## Bedroom 1

11'6" x 11'3" (3.51 x 3.44)

With built in cupboard, laminate flooring, radiator, coved ceiling and windows to the front and side of the property.



## Bedroom 2

11'6" x 10'7" (3.52 x 3.23)

With built in cupboard, laminate flooring, radiator, coved ceiling and window to the rear of the property.



## Bedroom 3

8'6" x 7'0" (2.60 x 2.14)

With radiator, coved ceiling and window to the front of the property.



## Family Bathroom

7'4" x 5'11" (2.26 x 1.81)

With low level flush WC, pedestal wash hand basin, panelled bath with overhead electric shower and bifold glass screen, fully tiled walls, coved ceiling and window to the rear of the property.



## External

### Front

Garden area mainly laid to lawn at the front with off road parking for 2-3 vehicles.



## **Rear & Side**

With rear garden area mainly laid to lawn with patio area and 2 sheds and side area mainly laid to lawn.



## **Council Tax**

- Band B

## **Services**

Mains gas, electricity, water and drainage.

## **TENURE**

Freehold

## **NOTE**

All photographs have been taken using a wide angle lens.

## **NOTE**

Any appliances and services listed on these details have not been tested.

## **VIEWINGS**

By appointment with the selling agent on 01269 597949 or email [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)

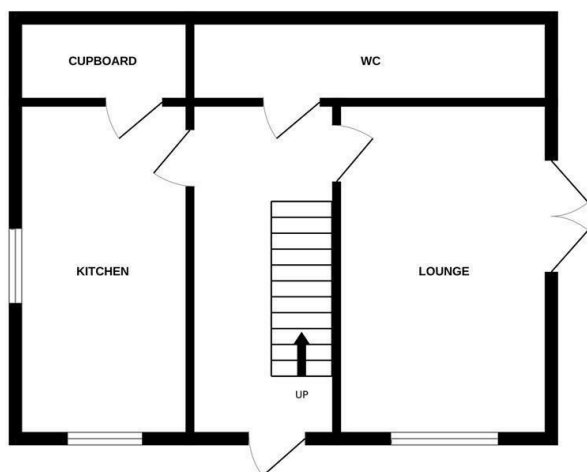
## **FACEBOOK**

Follow us on facebook, [www.facebook.com/Mallard Estate Agent](http://www.facebook.com/MallardEstateAgent).

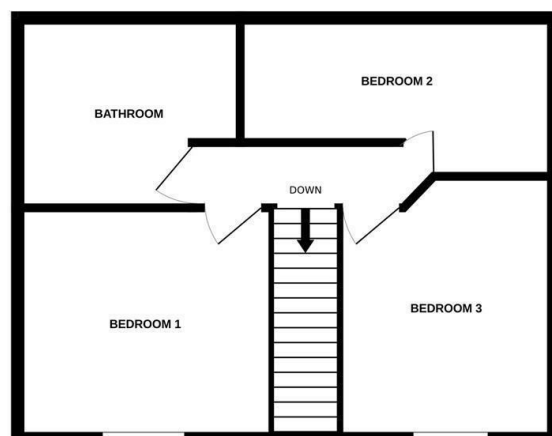
## **Directions**

Leave Ammanford on College Street and at the end of the green in Bonllwyn turn right. Bear left then turn left at the crossroads and the property can be found on the right hand side before the turning into Gwaun Henllan and identified by our For Sale board.

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.

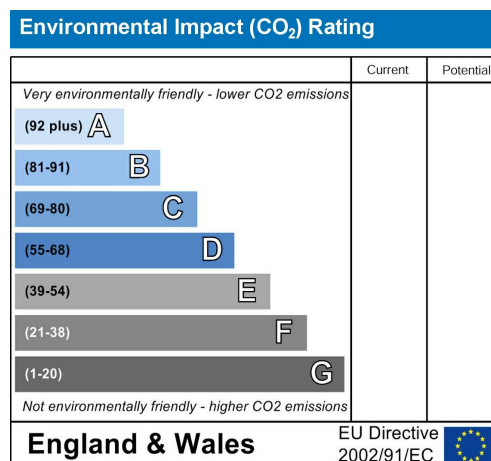
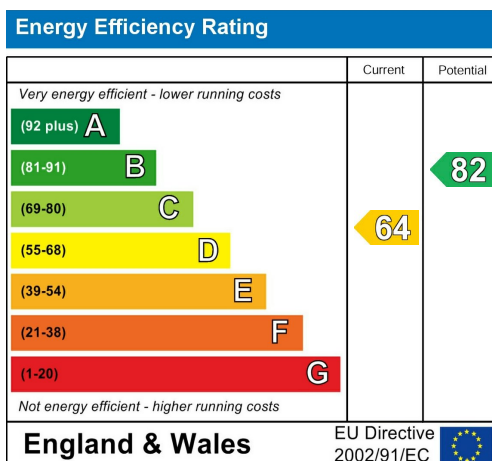


1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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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**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

**NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.