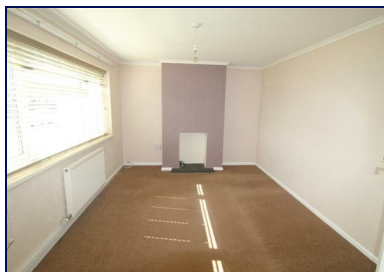


## 47 Woodfield Road, Llandybie, Ammanford, SA18 3UR



**Offers in the region of £169,000**



- Semi detached house
  - 3 bedrooms
  - Lounge
- Kitchen with dining area
- Gas fired central heating
  - uPVC double glazing
- Garage and outbuildings
  - Popular location
  - No chain
  - EPC-D66

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**RICS**



naea | propertymark

PROTECTED

Semi detached house with large side and rear garden over looking the bowling green and conveniently location within this popular village of Llandybie which boasts local amenities such as a cafe, supermarket, restaurants, main heart of Wales railway line and community primary school located in the north-easterly fringe of the village, and withing easy access of the local towns of Llandeilo and Ammanford. The accommodation briefly comprises from entrance hall, lounge, kitchen with dining area and utility area. 1st floor 3 bedrooms and family bathroom. Benefits from gas central heating, uPVC double glazing, large side and rear gardens, ample parking, garage and out buildings, No chain. EPC-D66

### **Entrance**

uPVC double glazed door into;

### **Hallway**

10'2" x 5'10" (3.1m x 1.8m)

with stairs to first floor, radiator and laminate flooring.

### **Lounge**

14'5" x 10'5" (4.4m x 3.2m)

with radiator and uPVC double glazed window to front.

### **Kitchen with dining area**

20'11" x 11'1" (6.4m x 3.4m)

with a range of wall and base units, one and a half stain less steel single drainer sink unit with mixer taps, electric hob, extractor fan, electric oven, integrated dish washer, radiator, wall mounted combi boiler providing domestic hot water and central heating, laminate flooring, part tiled walls, side half glazed door to side and uPVC double glazed window to rear.



### **First floor**

#### **Landing**

with hatch to roof space and uPVC double glazed side.

#### **Bedroom 1**

13'1" x 11'1" (4m x 3.4m)

with radiator and uPVC double glazed door to front.



## Bedroom 2

10'9" x 10'5" (3.3m x 3.2m)

with radiator and uPVC double glazed window to rear.



## Bedroom 3

9'10" x 7'2" (3m x 2.2m)

with radiator and uPVC double glazed window to front.



## Bathroom

7'10" x 7'6" (2.4m x 2.3m)

with low level flush WC, pedestal wash hand basin, shower cubicle, extractor fan, heated towel rail, spot lights, tiled effect laminate flooring and uPVC double glazed window to rear.



## Outside

with forecourt to front, large side and rear gardens, ample parking, lawned area to rear, outbuildings and detached garage.

## Services

with mains gas, electricity, drainage and sewerage.

## Council Tax

Council Tax Band B

## NOTE

All photographs have been taken with a wide angle lens camera.

## NOTE

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

## FACEBOOK

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

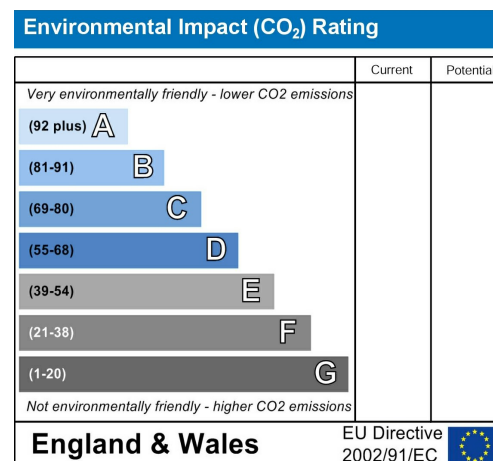
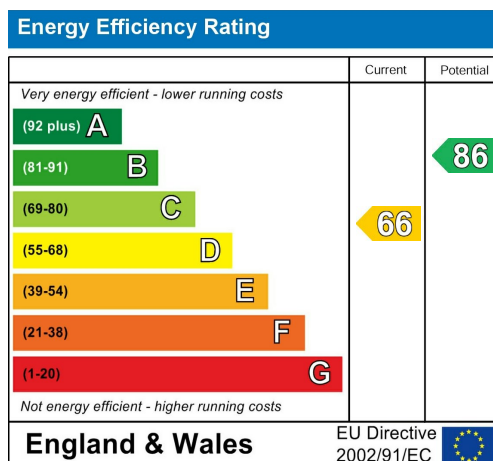
## VIEWINGS

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

## Directions

Leave Ammanford on College Street heading towards Llandybie. After approximately 2 miles turn left into Woodfield Road, follow the road for

approximately half a mile and the property can be found on the right hand side, identified by our For Sale board.



**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.