



2 Llys Gwynan, Llandybie, Ammanford, SA18 3YP

Offers in the region of £579,995

This impressive detached house offers a perfect blend of space and comfort. With its generous layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The five well-proportioned bedrooms provide ample accommodation for families or those seeking extra space for guests or a home office.

The house features three bathrooms, ensuring convenience for all residents. The property is well-presented, showcasing a delightful atmosphere that is both welcoming and stylish. Its location in a village setting allows for a peaceful lifestyle while still being within easy reach of local amenities.

This large detached house is a rare find and viewing is highly recommended to fully appreciate its charm and potential. Whether you are looking for a family home or a spacious retreat, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, under the stairs storage, underfloor heating and coved ceiling.

Lounge

16'7" x 14'5" (5.06 x 4.41)



with electric fireplace, coved ceiling and uPVC double glazed window to front. Pocket doors to

Kitchen

10'11" x 25'9" (3.35 x 7.87)



with range of fitted base and wall units, double Belfast sink unit with Quooker tap, 5 ring Smeg range cooker with extractor over, integrated automatic dish washer, integrated fridge freezer, central island with cupboards and breakfast bar, under floor heating, laminate floor, coved ceiling and 2 uPVC double glazed windows to rear, French doors to side and 2 Velux windows either side.

Sitting Room

13'1" x 10'2" (4.01 x 3.11)



with built in airing cupboard with shelving, under floor heating, coved ceiling and uPVC double glazed window to front.

Utility

8'7" x 6'5" (2.63 x 1.97)



With range of fitted base units, stainless steel single drainer sink unit with mixer taps, under floor heating, wall mounted boiler providing domestic hot water and central heating, laminate flooring, coved ceiling and uPVC double glazed window to side and door to rear.

Downstairs WC

5'7" x 3'1" (1.72 x 0.95)



with low level flush WC, vanity wash hand basin, under floor heating, part tiled walls, laminate flooring, extractor fan, uPVC double glazed window to side

First Floor

Landing

with stairs to second floor, radiator, built in cupboard with high pressure water cylinder covered ceiling and uPVC double glazed window to rear.

Bedroom 2

12'4" x 11'2" (3.77 x 3.41)



with built in wardrobe with lighting, radiator, covered ceiling and uPVC double glazed window to rear.

Ensuite

5'5" x 10'1" (1.66 x 3.09)



with low level flush WC, vanity wash hand basin, walk in shower with mains dual head rainfall shower, tiled walls, laminate floor, extractor fan and uPVC double glazed window to side.

Bedroom 3

11'8" x 14'8" (3.57 x 4.48)



with built in wardrobe with lighting, radiator, covered ceiling and uPVC double glazed window to front.

Bedroom 4

13'0" x 9'9" (3.98 x 2.98)



with built in wardrobe with lighting, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 5

9'9" x 10'2" (2.98 x 3.10)



with radiator, coved ceiling and uPVC double glazed window to front

Bathroom

6'5" x 9'5" (1.97 x 2.89)



with low level flush WC, vanity wash hand basin, panelled bath with central taps, shower enclosure with mains dual head rainfall shower, part tiled walls, laminate flooring, heated towel rail and uPVC double glazed window to rear.

Second Floor

Bedroom 1

14'6" x 14'9" (4.42 x 4.50)



with two wall lights and Keylite window to rear.

Ensuite

7'7" x 14'9" (2.32 x 4.50)



with low level flush WC, two vanity wash hand basins with cupboards under, free standing bath, tiled floor, tiled walls, heated towel rail and Keylite window to rear.

Dressing Room

6'6" x 14'2" (2 x 4.32)



with fitted wardrobes, fitted drawers, part tiled walls, tiled floor and downlights.

Outside



with tarmac driveway to front and side for several cars, electric car charging point, lawned garden to front with mature shrubs, side access either side of the property to enclosed rear garden with paved patio, lawned garden and outside tap.

Garage

with electric up and over door power and light connected and uPVC double glazed window and door to side.

Council Tax

Band F

NOTE

All internal photographs are taken with a wide angle lens.

AGENTS NOTE

This property still has 7 years warranty left.

Directions

Leave Ammanford on College Street and travel approximately 1 mile into the village of Llandybie and after crossing the small railway bridge turn immediate left into Maidens Grove and then right into Gelli Road and then first left onto Llys Gwynan and the property can be found on the left hand side, identified by our For Sale board.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage:Mains

Heating:Mains gas

Broad Band Speed: Download 80 Mbps
upload 20 Mbps

Mobile coverage: vodafone 79% EE 78% 3
66% O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from river- Very low
Risk, Flooding from surface water and
small watercourses- Very low risk

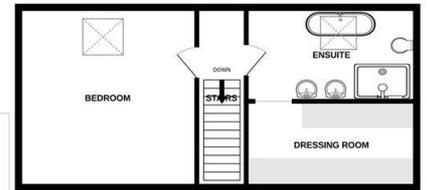
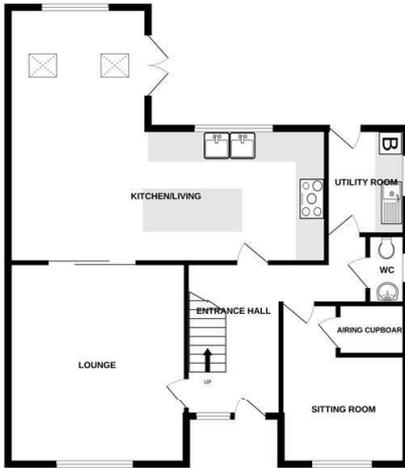
Rights and Easements: none

Restrictions: none

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.