



60 Cae Coed, Llandybie, Ammanford, SA18 3UU

Offers in the region of £145,000

A semi detached house located in the popular village of Llandybie with its range of shops, pubs, Post Office, train station and primary school and within 2 miles of Ammanford town centre.

Accommodation comprises entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance hall

with stairs to first floor, under stairs cupboard, radiator and coat hooks.

Lounge

10'5" x 13'3" (3.19 x 4.04)



with laminate floor, radiator, textured ceiling and uPVC double glazed window to front

Dining Room

10'10" x 11'3" (3.31 x 3.43)



with radiator, textured ceiling and uPVC double glazed window to rear

Kitchen

8'1" x 8'0" (2.47 x 2.45)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, four ring gas hob with extractor over, built in double oven, plumbing for automatic washing machine, part tiled walls, tiled floor and uPVC double glazed window and door to rear

First Floor

Landing

with hatch to roof space and uPVC double glazed window to side

Bedroom 1

10'11" x 13'3" (3.33 x 4.05)



with built in cupboard, radiator, textured ceiling and uPVC double glazed window to rear

Bedroom 2

10'5" x 9'7" (3.20 x 2.94)



with radiator and uPVC double glazed window to front

Bedroom 3

7'3" x 9'7" (2.22 x 2.94)



with built in cupboard, radiator and uPVC double glazed window to front

Bathroom

5'6" x 7'8" (1.68 x 2.34)



with low level flush WC, vanity wash hand basin with cupboards under, bath with electric shower over, tiled walls, laminate floor, heated towel rail and uPVC double glazed window to rear

Outside



with off road parking for two cars to front, paved walk way to side access leading to enclosed rear garden with brick built store shed, concrete area, lawned garden with mature trees

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains
Heating: Gas
Broad Band Speed: Download: 38mbps
Upload: 6mbps
Mobile coverage: Vodafone: 79% EE: 78%
3: 66% o2: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Restrictions: None
Leased Solar panels 20 years starting on
the lease 18.3.2015 and ending on
17.3.2035

Council Tax

Band B

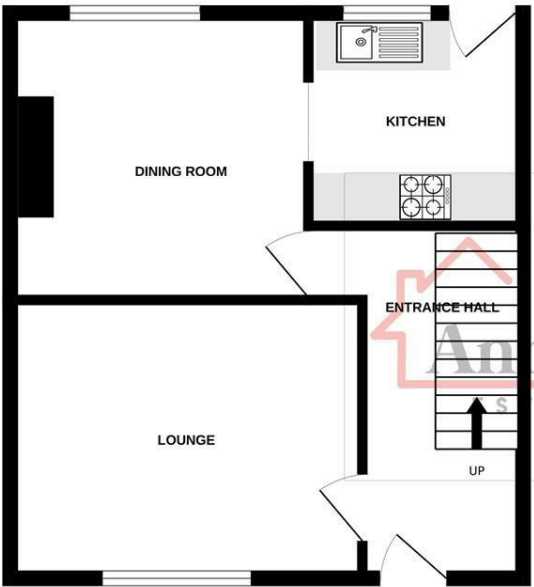
NOTE

All internal photographs are taken with a
wide angle lens.

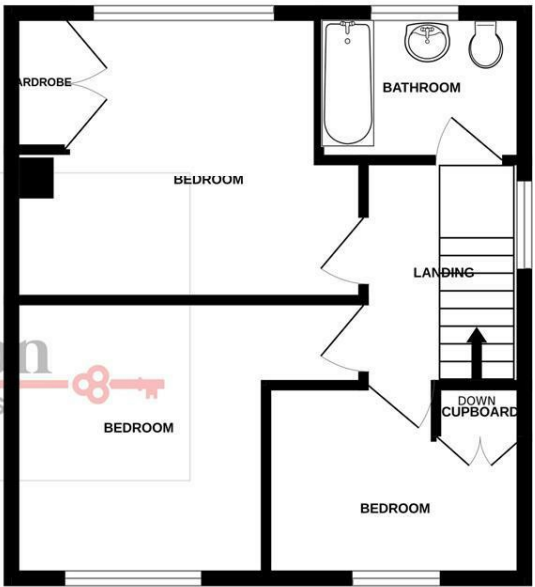
Directions

Leave Ammanford on College Street and
travel approximately 2 miles to the village of
Llandybie. Turn left by the shop into
Woodfield Road and follow the road to the
end of the estate. Follow the road round to
the left into Cae Coed and the property can
be found on the left hand side after the
turning, identified by our For Sale board.

GROUND FLOOR



1ST 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		
(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.