



211 Ammanford Road, Llandybie, Ammanford, SA18 2SU

Offers in the region of £175,000

- Semi detached house
- Double glazing
- NO ONWARD CHAIN
- 2 bedrooms
- Large rear garden

Ground Floor

uPVC double glazed entrance door to

Lounge

9'10" x 16'6" (3 x 5.05)



with fireplace, stairs to first floor, radiator and double glazed bay window to front.

Kitchen

12'9" x 16'6" (3.91 x 5.05)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with monobloc tap, 4 ring gas cooker with extractor over and oven under, part tiled walls, radiator and uPVC double glazed window to rear.

Utility

7'11" x 5'7" (2.43 x 1.72)



with range of fitted base units.

Conservatory

17'5" x 8'2" inc to 14'10" (5.33 x 2.49 inc to 4.54)



with radiator, plumbing for automatic washing machine and uPVC double glazed windows and door.

First Floor

Landing

with double glazed window to side.

Bedroom 1

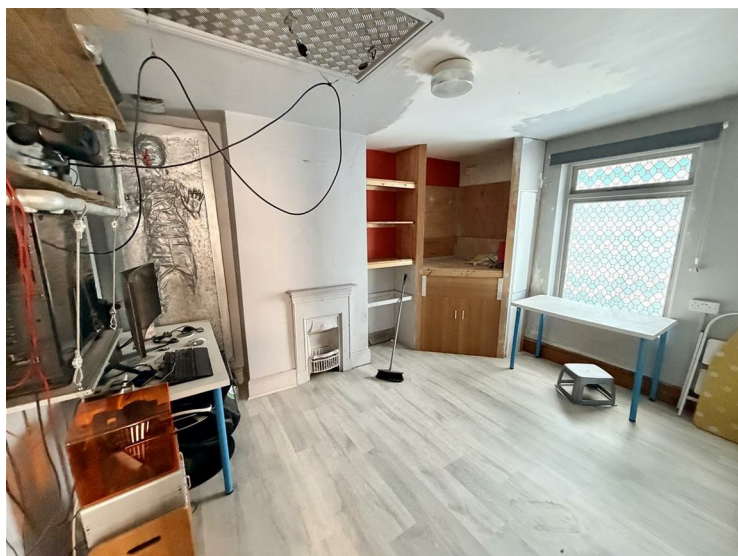
10'0" x 14'2" (3.05 x 4.32)



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

Bedroom 2

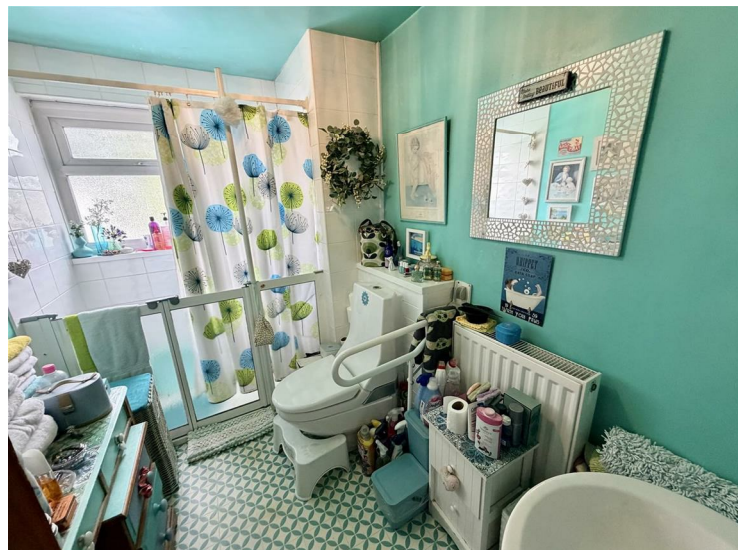
12'9" x 8'8" (3.90 x 2.66)



with fireplace, hatch to roof space, radiator and uPVC double glazed window to rear.

Bathroom

9'8" x 6'4" (2.95 x 1.94)



with low level flush WC, pedestal wash hand basin, shower, part tiled walls, extractor fan, radiator and uPVC double glazed window to rear.

Outside



with side access to large rear garden with patio area and uncultivated garden.

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Fibre

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Low risk from rivers (between 0.1% and 1% chance), very low risk from all other aspects

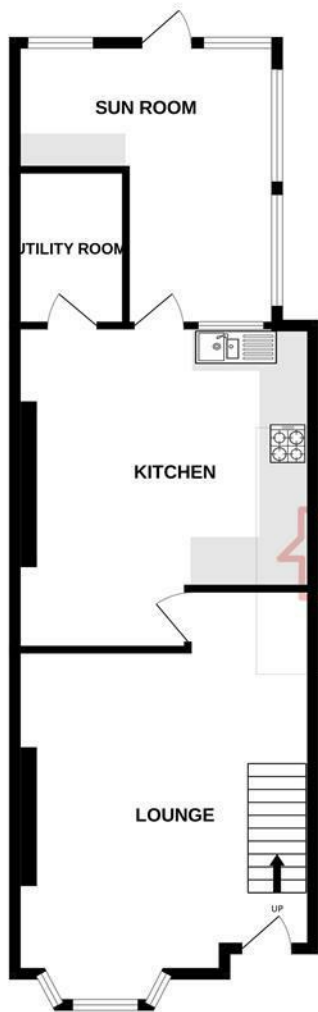
Rights and Easements:

Restrictions:

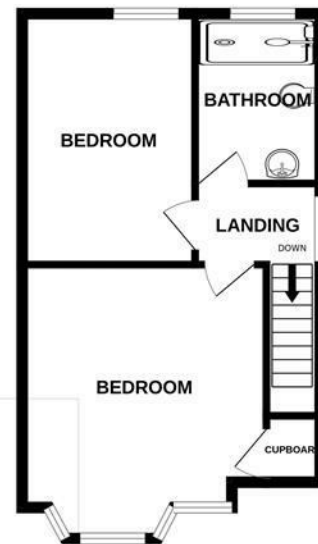
Directions

Leave Ammanford on College Street and travel approximately 1.5 miles into the village of Llandybie and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

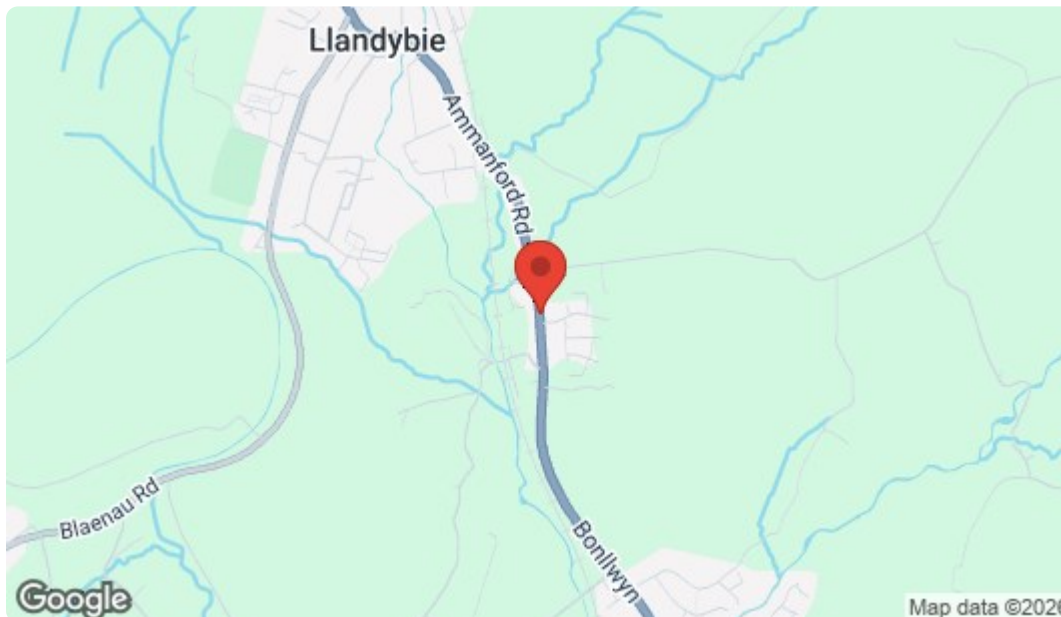


1ST FLOOR



Anna Ashton
ESTATE AGENTS

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		
	66	77
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.