



Springfield Woodfield Road, Llandybie, Ammanford, SA18 3UR

Offers in the region of £189,995

NO ONWARD CHAIN...A semi detached house set within the popular village of Llandybie, close to local amenities and only 2 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, downstairs WC, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

Entrance hall

with radiator and coved ceiling

Lounge

12'4" x 17'11" (3.76 x 5.47)



with two radiators, coved ceiling, stairs to first floor, under the stairs cupboard, uPVC double glazed windows to rear and patio doors

Kitchen

8'3" x 9'7" (2.54 x 2.94)



with base and wall units, stainless steel sink unit with mixer taps, 4 ring electric hob with extractor fan over and oven under, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to front

Downstairs WC

8'4" x 3'9" (2.55 x 1.15)



with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor, plumbing for automatic washing machine, wall mounted boiler, coved ceiling, extractor fan, radiator and uPVC double glazed window to front

First Floor

Landing

with hatch to roof space, coved ceiling and uPVC double glazed window to side

Bedroom 1

9'10" x 10'11" (3.00 x 3.35)



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

Bedroom 2

10'9" x 10'11" (3.33 x 3.33)



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

Bedroom 3

7'6" x 9'1" (2.30 x 2.77)



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

Bathroom

5'9" x 7'8" (1.76 x 2.36)



with low level flush WC, vanity wash hand basin, panelled bath with shower attachments taps, part tiled walls, tiled floor, extractor fan, radiator, coved ceiling and uPVC double glazed window to front

Outside



with parking for one car to the side, side access to the rear garden, paved patio area and artificial grass area

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:mains

Heating:Gas central heating

Broad Band Speed: Download 66Mbps

Upload 14 Mbps

Mobile coverage: Vodafone- 83%, EE- 76%, Three-74%, O2-61%

ISSUES WITH POTENTIAL IMPACT:

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

Rights and Easements:

Restrictions:

Council tax

band C

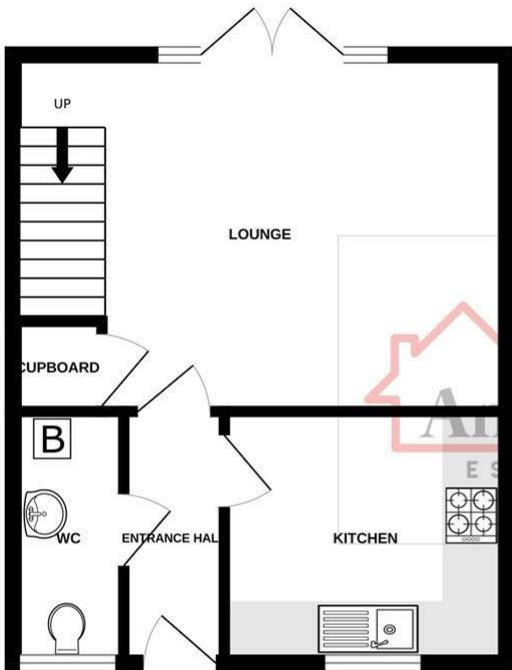
NOTE

All internal photographs are taken with a wide angle lens.

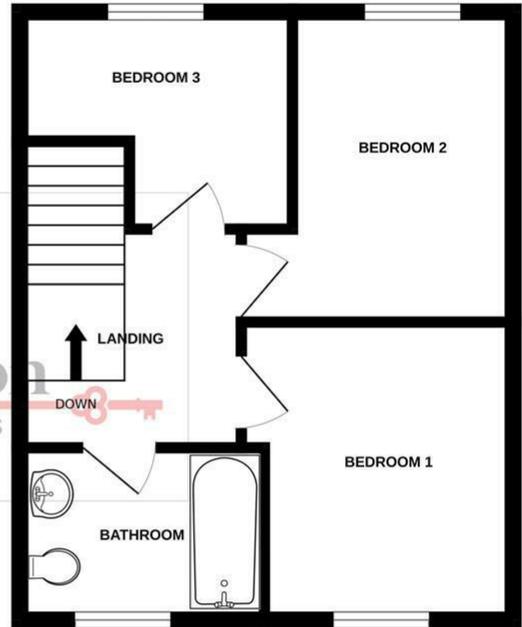
Directions

Leave Ammanford on College Street and travel for approximately 2 miles into the village of Llandybie. Turn left at the shop into Woodfield Road and the property can be found on the left hand side, 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			90
(81-91) B			
(69-80) C		76	
(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.