



**63 Kings Road, Llandybie, Ammanford, SA18 2TL**

**Offers in the region of £299,950**

NO ONWARD CHAIN...

We are delighted to offer for sale this detached family home located in the popular village of Llandybie, within the catchment area of Ysgol Bro Dinefwr School and with fine views over the surrounding countryside.

Accommodation comprises porch, lounge, inner hall, sitting room, kitchen, lean to, 3 bedrooms and bathroom to first floor and further bedroom on second floor. The property benefits from gas central heating, uPVC double glazing, off road parking and rear garden.

## Ground Floor

uPVC double glazed entrance door to

### Porch

3'10" x 6'4" (1.19 x 1.95)  
with uPVC double glazed window to side  
and front.

### Lounge

13'1" red to 10'0" x 16'0" (3.99 red to 3.06  
x 4.89)



with feature fireplace and uPVC double  
glazed window to front.

### Sitting Room

10'11" x 15'10" (3.33 x 4.83)



with log burner, radiator and uPVC double  
glazed window to side and rear.

### Kitchen

12'8" x 9'10" (3.87 x 3.01)



with range of fitted base and wall units,

single bowl single drainer sink unit with  
mixer taps, 5 ring gas hob with extractor  
over and oven under, plumbing for  
automatic washing machine, part tiled walls,  
radiator and uPVC double glazed window to  
rear.

### Lean to

12'7" x 6'2" (3.86 x 1.89)



with radiator, polycarbonate roof and uPVC  
double glazed window to side and rear and  
door to side.

## First Floor

### Landing

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

### Bedroom 1

10'2" x 4'6" (3.10 x 1.39)



with radiator and 2 uPVC double glazed  
windows to front.

### En Suite

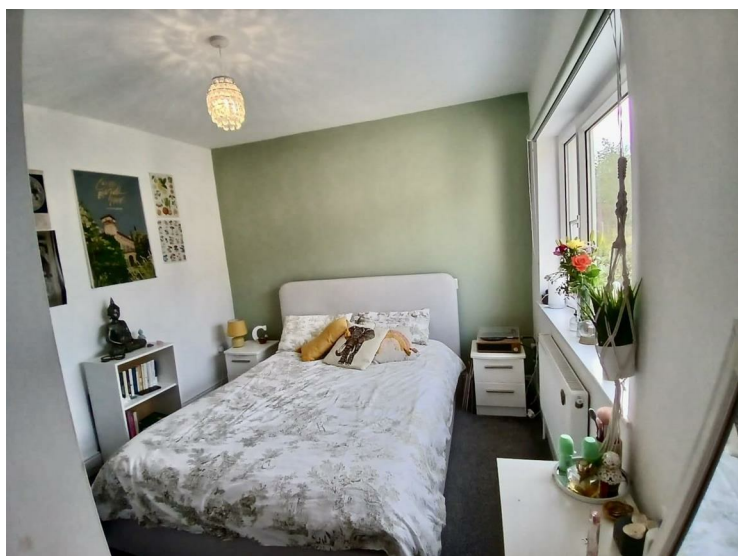
4'7" x 4'6" (1.40 x 1.39)



with low level flush WC, vanity wash hand basin, part tiled walls, heated towel rail and uPVC double glazed window to side.

### Bedroom 2

12'7" x 9'11" (3.86 x 3.03)



with radiator and uPVC double glazed window to side.

### Bedroom 3

11'0" x 6'7" (3.36 x 2.02)



with radiator and uPVC double glazed window to side.

### Bathroom

7'10" x 6'4" (2.41 x 1.94)



with low level flush WC, vanity wash hand basin, walk in shower with dual head mains shower, part tiled walls, heated towel rail and uPVC double glazed window to rear.

### Second Floor

## Attic room

10'0" x 14'9" (3.06 x 4.50)



with radiator and 2 Velux windows to rear.

## Outside



with paved seating area to front, parking to front, side access to rear garden, lawned area and paved area

## Material Information

### UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 17mbps

Upload: 1mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements:

Restrictions:

## Council Tax

Band E

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel 2 miles to the village of Llandybie. Turn right into Campbell Road then right again into Kings Road. Drive up the hill and the property can be found on the right hand side, identified by our For Sale board.



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.  
Made with lettago (2024)



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 54                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

Please note:

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