



**31 Pantyblodau Road, Blaenau, Ammanford, SA18 3BX**

**Offers in the region of £285,000**

A detached family home set on a quiet road with off road parking located on a separate plot with further garden/vegetable allotment. Set in the village of Blaenau close to the popular village of Llandybie, 3 miles from Ammanford town centre and easy travelling distance of the A48/M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen, utility, downstairs bathroom and 4 bedrooms. The property benefits from LPG central heating, uPVC double glazing, enclosed rear gardens

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, radiator, textured ceiling and tiled floor.

### Sitting Room

14'7" x 9'8" (4.45 x 2.96)



with tiled feature fireplace, radiator, coved ceiling and uPVC double glazed window to front.

### Lounge

14'10" x 11'2" (4.53 x 3.41)



with tiled fireplace, alcove shelving, radiator, textured and coved ceiling and uPVC double glazed window to front.

## Dining Room

11'9" x 10'7" (3.60 x 3.25)



with tiled feature fireplace, parquet floor, radiator, coved ceiling and uPVC double glazed window to side.

## Kitchen

12'11" x 12'4" (3.94 x 3.77)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, LPG cooker with extractor over, integrated automatic dishwasher, breakfast bar, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear and window and door to side.

## Hall

4'0" x 6'3" (1.22 x 1.91)

with tiled floor, textured ceiling and uPVC double glazed door to side.

## Utility Room

8'4" x 6'3" (2.56 x 1.92)



with range of fitted base units, plumbing for automatic washing machine, wall mounted boiler providing domestic hot water and central heating, tiled floor, textured and coved ceiling and uPVC double glazed window to side.

## Downstairs Bathroom

13'3" x 6'2" (4.04 x 1.89)



with low level flush WC, pedestal wash hand basin, corner panelled bath, shower cubicle with electric shower, radiator, part tiled walls, textured ceiling and uPVC double glazed window to side.

## First Floor

### Landing

with textured ceiling.

## Bedroom 1

12'1" x 10'6" (3.70 x 3.21)



with radiator and uPVC double glazed window to side.

## Bedroom 2

14'10" x 8'3" (4.53 x 2.52)



with radiator and uPVC double glazed window to front.

## Bedroom 3

14'10" x 9'10" max (4.53 x 3.02 max)



with radiator and uPVC double glazed window to front.

## Bedroom 4

6'6" x 7'10" (2 x 2.39)



with hatch to roof space, textured and coved ceiling and uPVC double glazed window to front.

## Outside



with paved patio to front, side access either side of the property to rear garden with bbq area, paved area, lawned garden, raised flowerbeds and vegetable plots, timber shed, metal shed, glasshouse and mature shrubs and trees.

## Separate Plot



with tarmac drive for 2 cars, vegetable plots, lawned gardens and mature shrubs and trees.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: LPG

Broad Band Speed: Download: 1800 mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

Restrictions: None

## Services

Mains LPG central heating, electricity, water and drainage.

## NOTE

All internal photographs are taken with a wide angle lens.

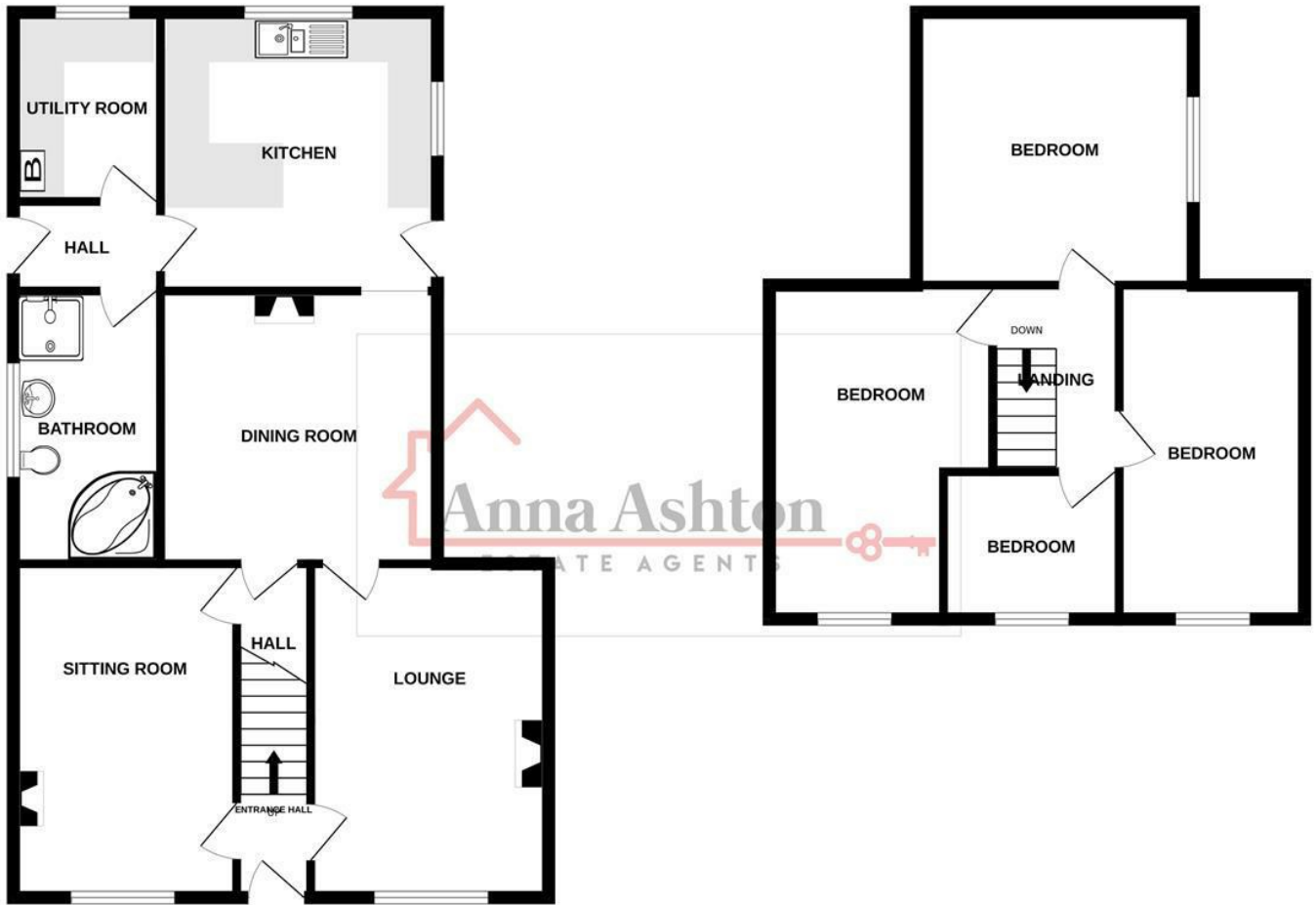
## Directions

Leave Ammanford on College Street and travel for approximately 2 miles to the village of Llandybie. At the crossroads turn

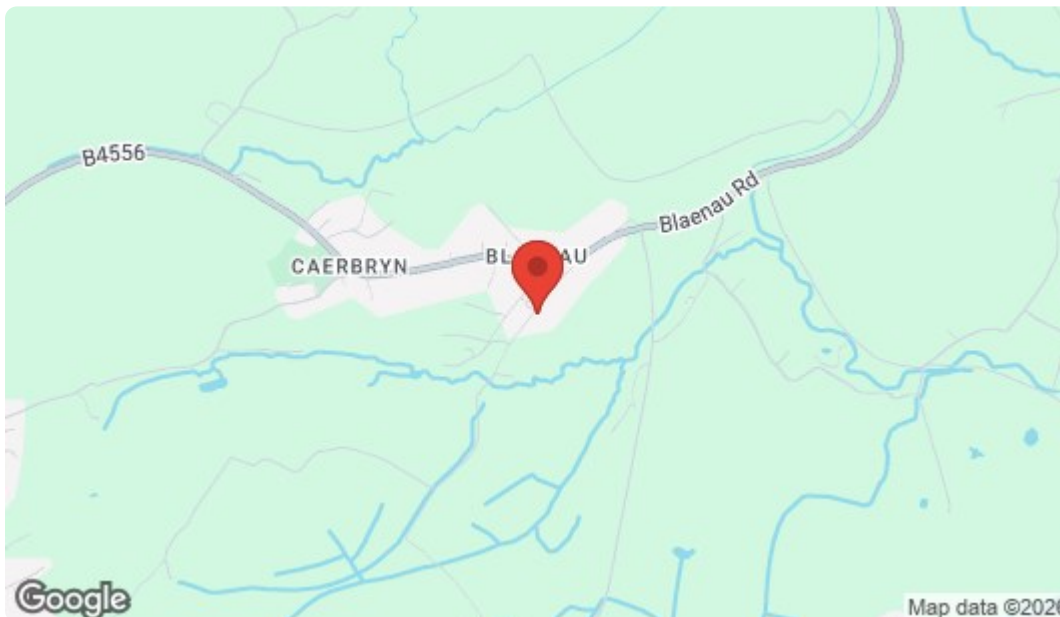
left towards Penygroes. After approximately 2 miles as you enter the village of Blaenau turn left into Pantyblodau Road and the property can be found on the left hand side.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		48
(21-38) <b>F</b>	22	
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.