



42 Caeffynnon Road, Llandybie, Ammanford, SA18 2TH

Offers in the region of £210,000

A detached bungalow set in a quiet cul-de-sac in the popular village of Llandybie, within 1 mile of most local amenities and approximately 2.5 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom. The property benefits from oil central heating (brand new boiler installed 15th Jan 2025), uPVC double glazing, off road parking and front and rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with oak veneer floor, radiator, coved ceiling and coat hooks.

Lounge

17'9" x 11'8" (5.42 x 3.58)



with electric fire, oak veneer floor, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen

9'8" x 11'8" (2.96 x 3.58)



with range of fitted base and wall units, Resin single bowl single drainer sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, plumbing for automatic dishwasher, built in cupboards, part tiled

walls, radiator, coved ceiling and uPVC double glazed window to rear and door to side.

Bedroom 1

10'11" x 11'8" into robes (3.33 x 3.58 into robes)



with mirror fronted wardrobes, hatch to roof space, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

9'9" x 11'8" (2.98 x 3.58)



with radiator, coved ceiling and uPVC double glazed windows to rear.

Bathroom

6'3" x 8'5" (1.91 x 2.58)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over, airing cupboard with radiator and slatted shelves, part tiled walls, extractor fan, shaver point, radiator, coved ceiling and uPVC double glazed window to side.

Outside



with gravelled garden to front, side garden over looking fields and external oil boiler providing domestic hot water and central heating, lawned garden and paved area to rear and parking for 2 cars,

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Water Meter

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 80mbps

Upload: 20mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: To allow free flow of water and drainage and allow access for inspection.

Restrictions: Not to carry on any business that could be a nuisance to the neighbours. Not to erect any building that could cause nuisance.

Council Tax

Band C

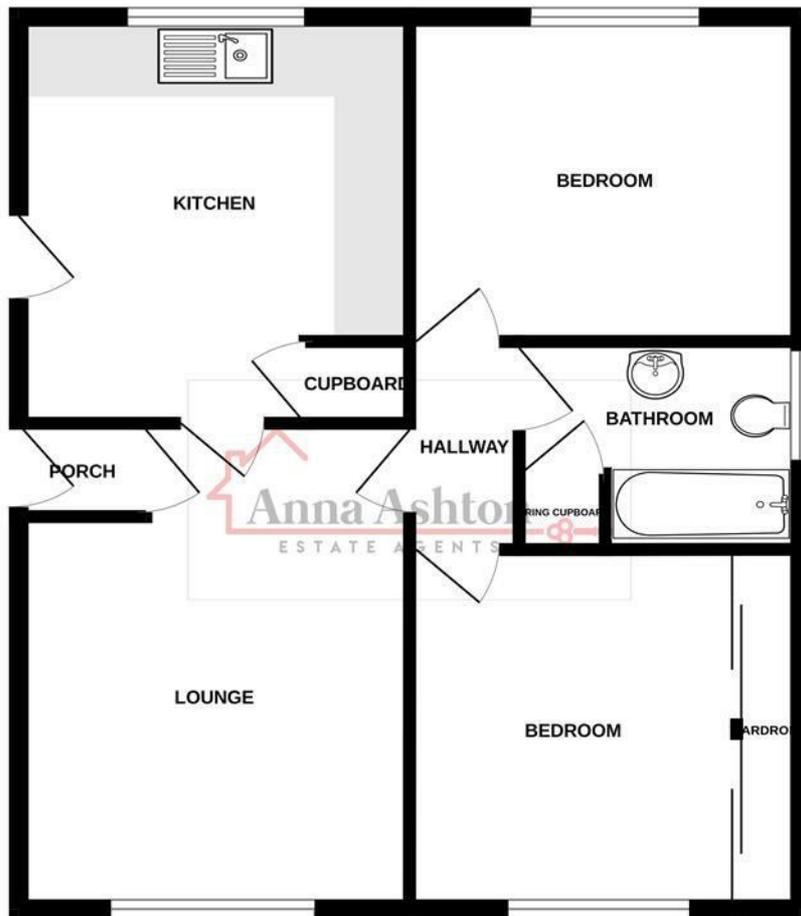
NOTE

All internal photographs are taken with a wide angle lens.

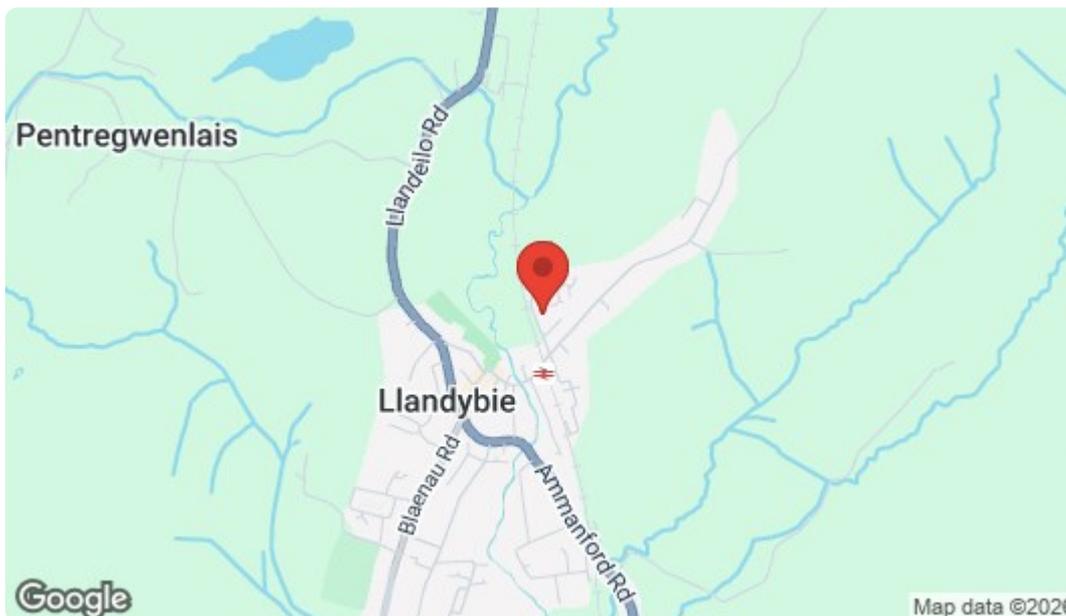
Directions

Leave Ammanford on College Street towards Llandybie. After approximately 2 miles turn right into Campbell Road then at the end of the road turn right into Kings Road. Proceed over the railway crossing then turn first left into Caeffynnon Road. Follow the road up, turn second left and the property can be found in the bottom left hand corner, identified by our For Sale board.

GROUND 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		82
(69-80) C		
(55-68) D	59	
(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.