



110 Blaenau Road, Llandybie, Ammanford, SA18 3AQ

Offers in the region of £175,000

- No Onward Chain!
- 3 bedrooms
- Gas central heating
- Off road parking
- Semi detached house
- 2 reception rooms
- uPVC double glazing
- Front and rear gardens

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, built in cupboard, radiator, coved ceiling and uPVC double glazed window to front.

Sitting Room

12'7" x 8'11" (3.85 x 2.74)



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

Lounge

12'5" x 14'3" (3.81 x 4.35)



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

Kitchen

6'0" x 10'1" (1.84 x 3.09)



with range of fitted base and wall units, stainless steel sink unit with original taps, gas cooker point, plumbing for automatic washing machine, tiled floor, tongue and groove walls, coved ceiling and 3 uPVC double glazed windows to front. Opening to

Utility

6'3" x 5'7" (1.91 x 1.72)



with tongue and groove walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to front and door to side.

First Floor

Landing

with hatch to roof space, built in cupboard, coved ceiling and uPVC double glazed window to front.

Bedroom 1

11'3" x 10'11" (3.43 x 3.33)



with built in cupboard, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2

11'0" x 12'4" (3.37 x 3.78)



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

Bedroom 3

7'8" x 9'2" (2.34 x 2.81)



with built in cupboard, radiator, coved ceiling and uPVC double glazed window to front.

Bathroom

4'8" x 5'5" (1.44 x 1.67)



with pedestal wash hand basin, panelled bath with electric shower over, waterproof wallboards, coved ceiling and uPVC double glazed window to side.

WC

2'6" x 5'6" (0.78 x 1.69)



with low level flush WC, part tiled walls, coved ceiling and uPVC double glazed window to side.

Outside



with lawned garden to front, off road parking for 2 cars, side access to rear garden with gavelled areas, paved patio, lawned area, green house, timber shed and outside tap.

Store - 1.31 x 2.05

WC - 0.85 x 2.05 with low level flush WC.

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: Download: 80mbps

Upload: 20mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: very low risk from the sea, medium risk from rivers (between 1% - 3.3% each year), high risk from surface wall and small water course (risk greater than 3.3% each year)

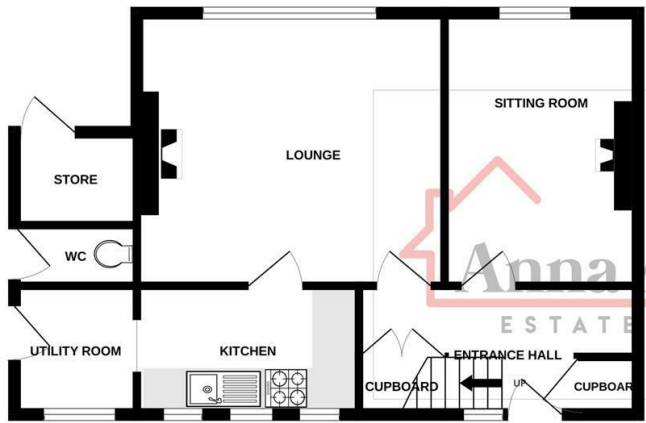
Rights and Easements:

Restrictions:

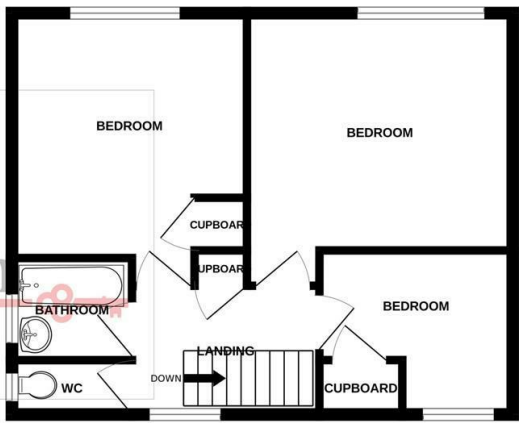
Directions

Leave Ammanford on College Street and travel 2 miles to the centre of Llandybie. Turn left onto Blaenau Road and follow the road for approximately quarter of a mile and the property can be found on the left hand side, identified by our For Sale board.

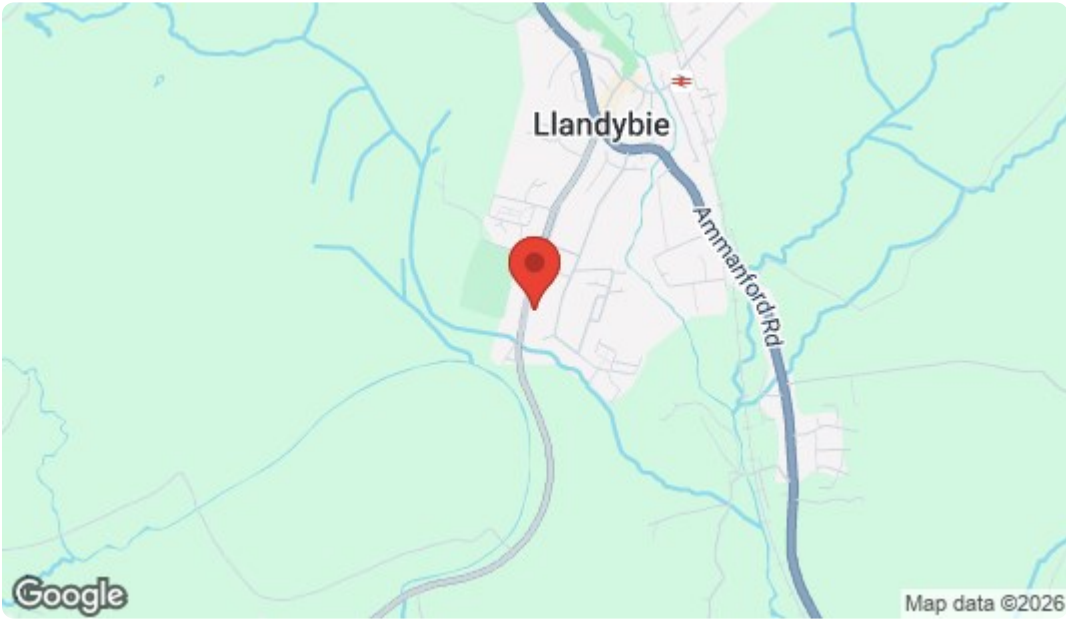
GROUND FLOOR



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			
(81-91) B			
(69-80) C			
(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	

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