



**17 Heol Ceirios, Llandybie, Ammanford, SA18 2SR**

**Offers in the region of £290,000**

We have pleasure in offering for sale this recently modernised detached house set in a small cul de sac of similar style properties on the edge of the popular village of Llandybie, within 2 miles of Ammanford town centre and 5 miles of the market town of Llandeilo. Accommodation comprises an easy living, open plan ground floor with living area, dining area, kitchen and conservatory on the ground floor and 3 bedrooms and bathroom on the first floor. The property benefits from gas central heating, uPVC double glazing, attached garage and parking and generous sized front and rear gardens, Viewing highly recommended.

## Ground floor

### Entrance Porch

4'0" x 4'7" (1.23 x 1.42)

with polycarbonate roof, uPVC double glazed windows and door into

### Open plan living area

#### Lounge

22'5" x 13'2" (9'7" min) (6.85 x 4.02 (2.94 min))



with laminate flooring, electric fire place with feature surround, radiators, textured and coved ceiling and uPVC double glazed bow window to front.

#### Study

8'2" x 6'9" (2.51 x 2.06)



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

## Kitchen

7'4" x 10'3" (2.25 x 3.14)



with built in base and wall units, wine rack, stainless steel single drainer sink unit with mono bloc tap, 4 ring electric hob with oven under and extractor fan over, plumbing for automatic dish washer, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window to rear.

## Conservatory

7'8" x 17'11" (2.35 x 5.47)



with laminate flooring, polycarbonate roof, 2 wall lights and uPVC double glazed windows and doors.

## First floor

### Landing

with airing cupboard with wall mounted gas boiler providing domestic hot water and central heating, hatch to roof space, textured and coved ceiling and uPVC double glazed window to side.

### Bedroom 1

10'6" x 10'4" (3.21 x 3.16)



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

### Bedroom 2

9'8" x 13'5" max reducing to 8'1" (2.95 x 4.09 max reducing to 2.47)



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

### Bedroom 3

6'3" x 9'8" (1.93 x 2.96)



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

### Bathroom

7'6" x 6'8" (2.29 x 2.05)



with low level flush WC, pedestal wash hand basin, panel bath, shower cubicle with mains shower, fully tiled walls, extractor fan, heated towel rail, textured ceiling and uPVC double glazed window to rear.

### Outside

with lawned garden to front and drive leading to attached garage. Generous sized wrap around lawned garden to side and enclosed rear garden with paved patio and shed.

### Garage

attached garage with up and over door, power and light and plumbing for automatic washing machine.

### Material Information

#### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains

Broad Band Speed: Download 62Mbps, Upload 13 Mbps

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

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourse- Very low risk

Rights and Easements:

Restrictions:

## **Council Tax**

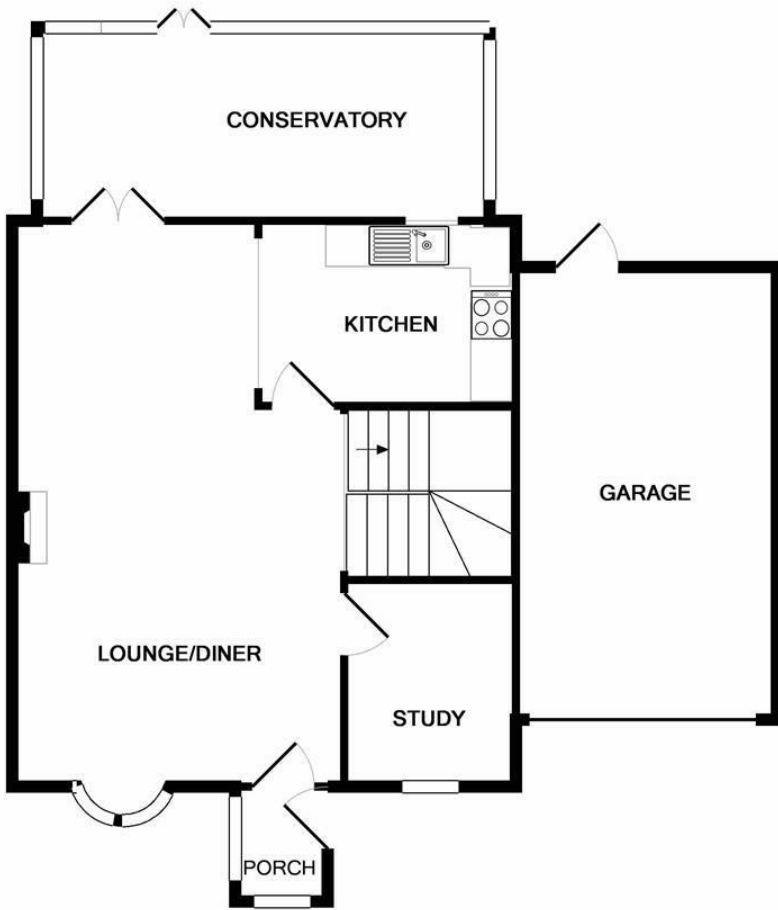
Band D.

## **Note**

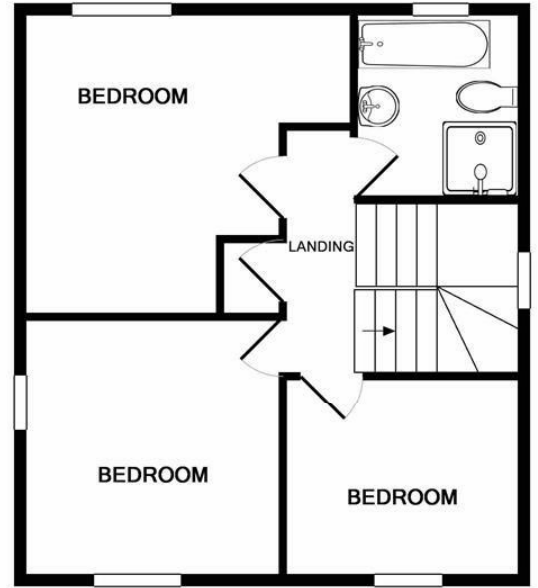
All photographs are taken with a wide angle lens.

## **Directions**

Leave Ammanford on College Street and travel for approximately one and half miles to the start of Llandybie. Turn right into Heol Ceirios then first left and the property can be found directly in front of you.

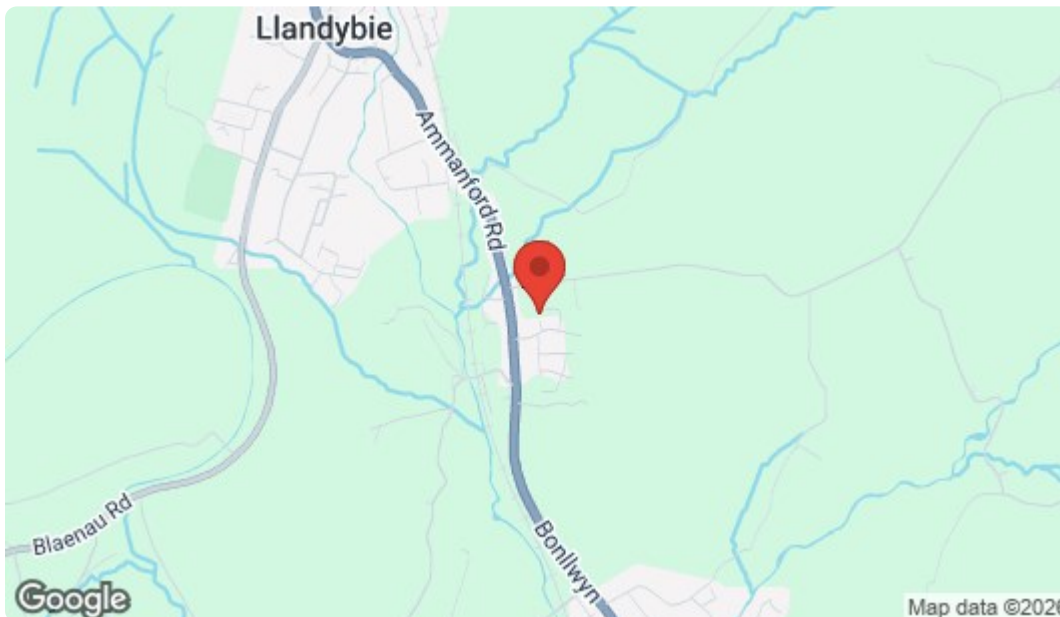


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			87
(69-80) C			
(55-68) D		63	
(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			85
(69-80) C			
(55-68) D			
(39-54) E		57	
(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.