



129 Woodfield Road, Llandybie, Ammanford, SA18 3UT

Offers in the region of £175,000

A semi detached house set within the popular village of Llandybie, close to local amenities and only 2 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, large under stairs cupboard, radiator, laminate floor and textured ceiling.

Lounge/Diner

22'8" red to 10'5" x 12'11" red to 9'5" (6.92 red to 3.19 x 3.96 red to 2.88)



with gas fire in feature surround, laminate floor, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and French doors to rear.

Kitchen

11'6" x 9'5" (3.53 x 2.88)

with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring gas hob, built in double oven, plumbing for automatic washing machine, plumbing for automatic dishwasher, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window and door to rear.

First Floor

Landing

with hatch to roof space, built in airing cupboard, radiator, textured ceiling and uPVC double glazed window to side.

Bedroom 1

12'11" x 10'9" (3.94 x 3.28)



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

Bedroom 2

9'5" x 10'11" (2.88 x 3.34)



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

Bedroom 3

7'5" x 9'6" (2.28 x 2.91)



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

Bathroom

5'5" x 8'1" (1.67 x 2.47)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps and glass screen, part tiled walls, tiled floor, heated towel rail, textured ceiling, downlights and 2 uPVC double glazed windows to rear.

Outside



with gravelled garden and off road parking to front, side access to enclosed rear garden with gravelled areas, lawned garden, paved patio and flower beds.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 40mbps

Upload: 7mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% o2: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: High risk from rivers (risk greater than 3.3% chance each year), Very low risk from sea, low risk from surface water and small watercourses (Risk between 0.1% and 1% chance each year)

Rights and Easements: None

Restrictions: None

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

Band B

Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Turn left by the shop into Woodfield Road and follow the road to the end of the estate and the property can be found on the right 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			100
(92 plus) A			
(81-91) B			
(69-80) C		71	
(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	
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.