



**27 Blaenau Road, Llandybie, Ammanford, SA18 3YR**

**Offers in the region of £199,950**

A double fronted semi detached house located in the centre of the popular village of Llandybie, within 2 miles of Ammanford town centre with its wider range of shopping and transport facilities. Accommodation comprises kitchen/diner, lounge, 3 bedrooms and family 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

### Kitchen/Diner

16'10" x 9'5" max (5.14 x 2.89 max)



with stairs to first floor, under stairs cupboard, range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator and uPVC double glazed window to front and rear and door to rear.

### Lounge

17'1" x 10'4" (5.22 x 3.17)



with radiator and uPVC double glazed window to front and rear.

## First Floor

### Landing

with airing cupboard with wall mounted gas boiler providing domestic hot water and central heating.

## Bedroom 1

8'11" x 11'1" (2.72 x 3.39)



with built in cupboard, radiator and 2 uPVC double glazed windows to front.

## Bedroom 2

8'2" x 7'8" (2.50 x 2.35)



with radiator and uPVC double glazed window to rear.

### Bedroom 3

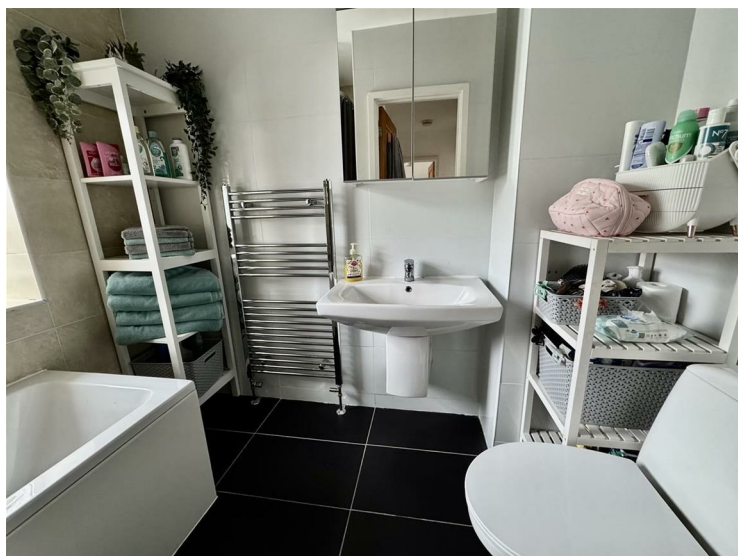
9'2" x 9'0" (2.80 x 2.75)



with hatch to roof space, radiator and 2 uPVC double glazed windows to front.

### Bathroom

7'8" max x 7'8" max (2.34 max x 2.34 max)



with low level flush WC, vanity wash hand basin, panelled bath with mains shower over, part tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to rear.

### Outside



with off road parking for 2 cars to side, side access to rear garden with paved area, steps up to another section with artificial grass, timber store shed, further steps up to lawned garden.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Band C

### NOTE

All internal photographs are taken with a wide angle lens.

### Directions

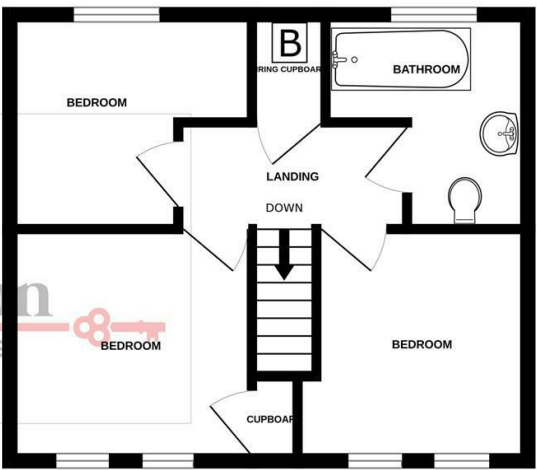
Leave Ammanford on College Street and follow the road for approximately 2 miles into Llandybie turn left onto Blaenau Road and the property can be found on the right hand side, identified by our For Sale board.



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		
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.