



## 23 Rawlings Road, Llandybie, Ammanford, SA18 3YD

**Offers in the region of £199,995**

NO ONWARD CHAIN!

A Semi Detached house situated in the historic village of Llandybie, a strong local community in a semi-rural area. This spacious three bedroom property is within walking distance of local amenities, which include independent shops, pubs and restaurants, a popular primary school, supermarket and chemist. The property is 2 miles from Ammanford town centre and offers easy commuting connections to Swansea, Llanelli and Carmarthen, being 10 minutes from the M4. Accommodation comprises entrance hall, lounge, kitchen/diner, 3 bedrooms and bathroom.

The property benefits from gas central heating, uPVC double glazing, off road parking to front and side and a detached garage. The property also features a large garden with a pleasant aspect and ample storage inside and out.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, radiator and coved ceiling.

### Lounge

21'2" x 12'8" red to 11'7" (6.46 x 3.88 red to 3.54)



with under stairs cupboard, fireplace, 2 radiators, coved ceiling and uPVC double glazed window to front and rear.

### Kitchen

15'9" x 10'9" (4.82 x 3.28)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed door to side and French doors to rear.

## First Floor

### Landing

with hatch to roof space, built in cupboard and textured and coved ceiling.

### Bedroom 1

15'9" x 10'11" (4.81 x 3.33)



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

### Bedroom 2

11'5" x 8'11" (3.48 x 2.73)



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

### Bedroom 3

10'10" max x 6'5" (3.32 max x 1.98)



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

### Bathroom

9'5" red to 5'10" x 9'7" red to 5'5" (2.88 red to 1.80 x 2.94 red to 1.66)



with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure with electric shower, tiled walls, extractor fan, radiator, textured and coved ceiling and uPVC double glazed window to rear.

### Outside



with off road parking to front, side drive leading to detached garage, gated entrance to decked area and steps down to lawn and

gravelled garden.

Garage - with up and over door, power and light connected, uPVC double glazed window to side, door to side and window to rear.

### 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 travel approximately 2 miles to the village of Llandybie. As you go over the bridge turn left behind the bus stop, turn right into Margaret Road and then right into Rawlings Road and the property can be found on the left hand side, identified by our For Sale board.





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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.