



**178 Ammanford Road, Llandybie, Ammanford, SA18 2SU**

**Offers in the region of £280,000**

- Detached house in need of modernisation
- 3 bedrooms
- Double glazing
- Front and rear gardens
- 2 reception rooms
- Gas central heating
- Off road parking and garage

## Ground Floor

Hardwood entrance door to

### Entrance Hall

with stairs to first floor, built in cupboard and radiator.

### Lounge

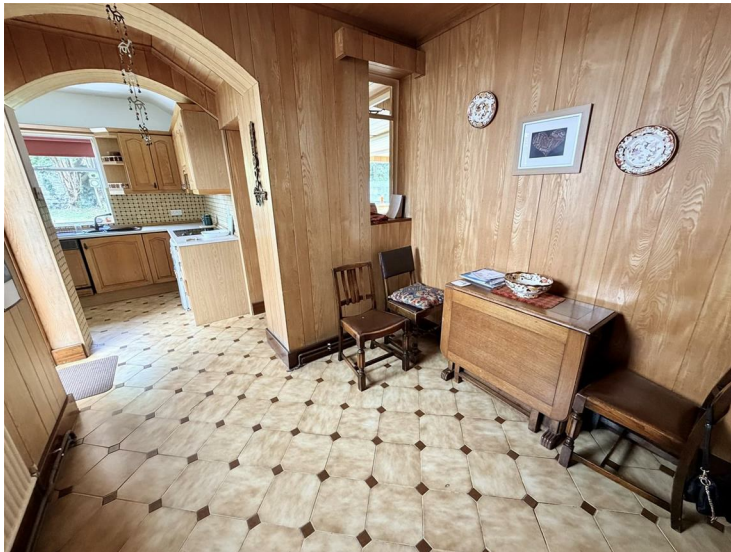
27'3" x 13'1" red to 11'3" (8.31 x 4 red to 3.43)



with gas fire in feature surround, plate rack, 2 radiators and bow window to front.

### Dining Room

7'8" x 8'10" (2.36 x 2.71)



with under stairs cupboard, tiled floor, radiator, tongue and groove walls and ceiling and window to side. Opening to

## Kitchen

11'3" x 9'3" (3.43 x 2.84)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, built in oven, integrated automatic dishwasher, tiled walls, tiled floor, window to rear and door to side.

## Sun Room

13'4" x 14'6" (4.08 x 4.43)



with radiator and uPVC double glazed windows and French doors to rear.

## First Floor

### Landing

with window to side.

### Bedroom 1

15'1" x 11'4" (4.61 x 3.47)



with radiator and bow window to front.

### Bedroom 3

9'5" x 9'3" (2.88 x 2.82)



with radiator and window to front.

### Bedroom 2

10'6" x 11'4" (3.22 x 3.46)



with radiator and uPVC double glazed window to rear.

### Shower Room

7'11" x 6'1" (2.42 x 1.86)



with vanity wash hand basin with cupboards under, walk in shower with electric shower, Respatex walls and ceiling, heated towel rail, built in cupboard and uPVC double glazed window to rear.

### WC

5'2" x 2'5" (1.58 x 0.76)

with low level flush WC, part tiled walls, hatch to roof space and window to rear.

### Outside Utility

2'10" x 5'0" (0.87 x 1.54)

with plumbing for automatic washing machine, tiled walls and tiled floor.

## Garage

17'8" x 8'11" (5.39 x 2.74)

with wooden bifold doors, power and light connected, wall mounted gas boiler providing domestic hot water and central heating and door to rear.

village of Llandybie and the property can be found on the right hand side, identified by our For Sale board.

## Outside



with lawned garden to front, tarmac drive, side access either side of the property to rear garden with lawned area, patio area outside WC and mature shrubs and trees.

## Council Tax

Band E

## NOTE

All internal photographs are taken with a wide angle lens.

## Material Information

### UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Upload: 1800mbps

Download: 220mbps

Mobile coverage: Vodafone: 80% 3:77%

EE: 74% 02: 62%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements:

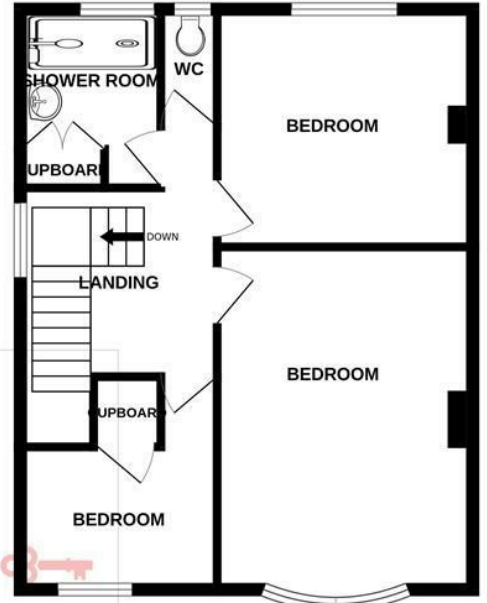
Restrictions:

## Directions

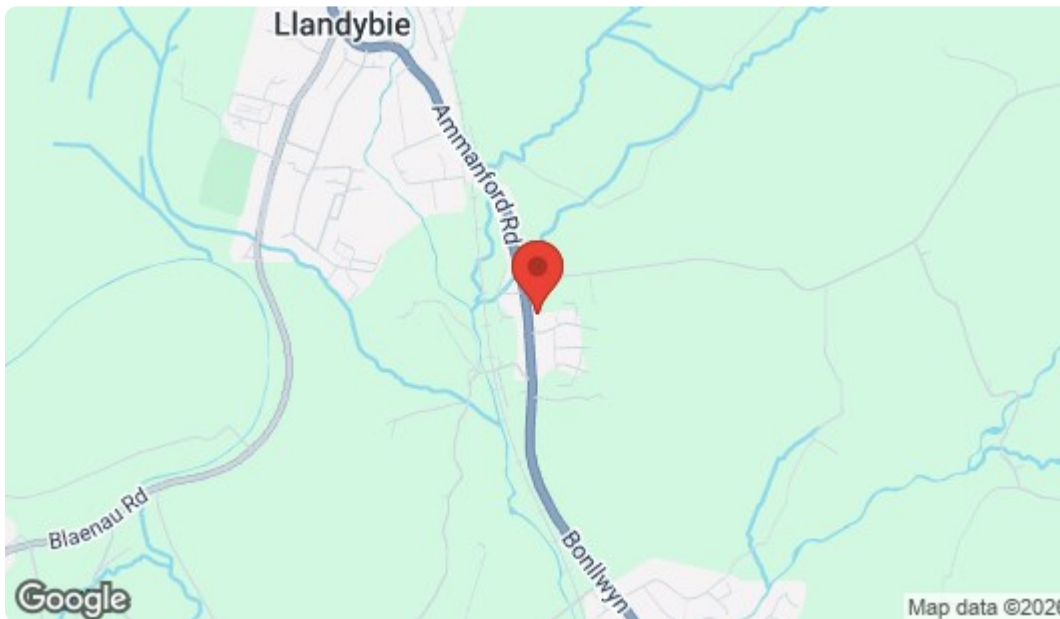
Leave Ammanford on College Street and travel approximately 1.5 miles into the

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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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.