



21 Rawlings Road, Llandybie

Offers In Region Of £150,000



Calow Evans
Estate Agents

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21 Rawlings Road, Llandybie

A well presented two bedroom semi detached home situated on a side road in the popular village of Llandybie. This ideal first time buyers home enjoys a first floor bathroom, utility room and benefits from gas fired central heating and double glazing. Externally, there is off road parking to the front and a pleasant rear garden.

The village of Llandybie offers good basic amenities such as a Co-op, bakery, hairdressers and beauty salon, public houses, restaurants, places of worship, public transport, primary school and more. The main shopping and leisure facilities are located at Ammanford town centre. Access to the M4 motorway is via junction 49 at Pont Abraham.





Entrance Hall

Double panel radiator, stairs to first floor.

Lounge Diner

6.4m x 3.81m (21'0" x 12'6"/11'2")

Double glazed window to front & rear, radiators, laminate flooring, log burner in fireplace.

Kitchen

2.95m x 2.77m (9'8" x 9'1")

Double glaze window to rear, fitted with base units, Belfast sink, built in electric oven, gas hob, extractor fan over, plumbing for dishwasher.





Utility Room

3.28m x 2.01m (10'9" x 6'7")

Double glazed glass panelled door to rear, double glazed windows to side & rear, plumbing for washing machine, sink.

First Floor Landing

Access to loft, cupboard housing wall mounted gas boiler providing domestic hot water & central heating.

Bedroom One

3.23m x 2.84m (10'7" x 9'4")

Double glazed window to front, single panel radiator.

Bedroom Two

2.9m x 2.9m (9'6" x 9'6")

Double glazed window to rear, single panel radiator.

Bathroom

2.26m x 1.88m (7'5" x 6'2")

Double glazed window to front, heated towel rail, suite comprising panelled bath, mains shower, WC, pedestal wash hand basin, part tiled walls.

Externally

Hardstanding to the front providing off road parking, side pedestrian access to an enclosed rear garden mainly laid to lawn with decked area, outside tap.

Services

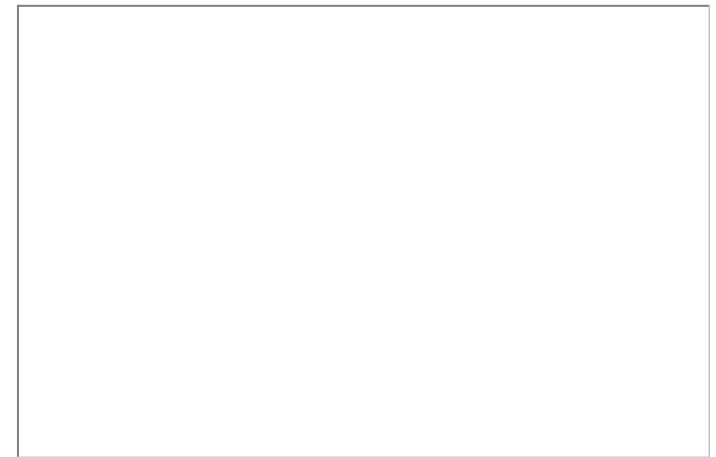
We are advised that mains services are connected.

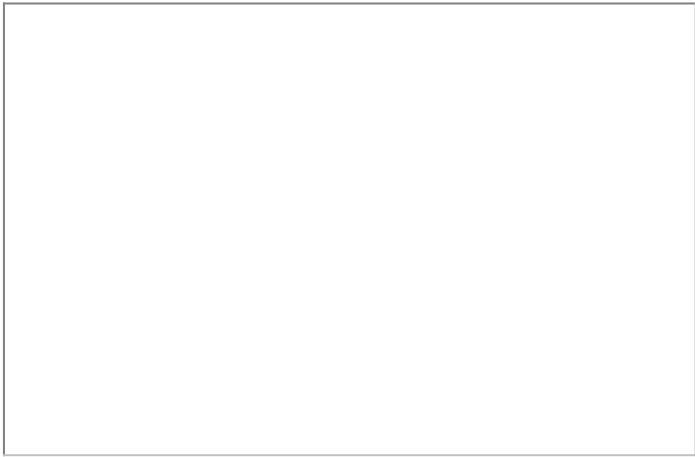
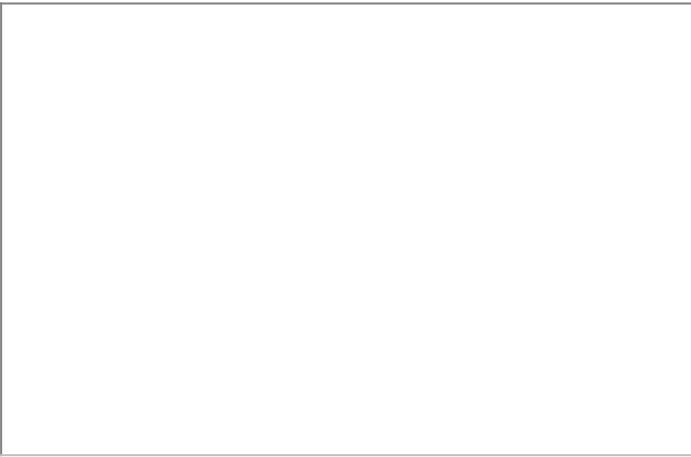
Tenure

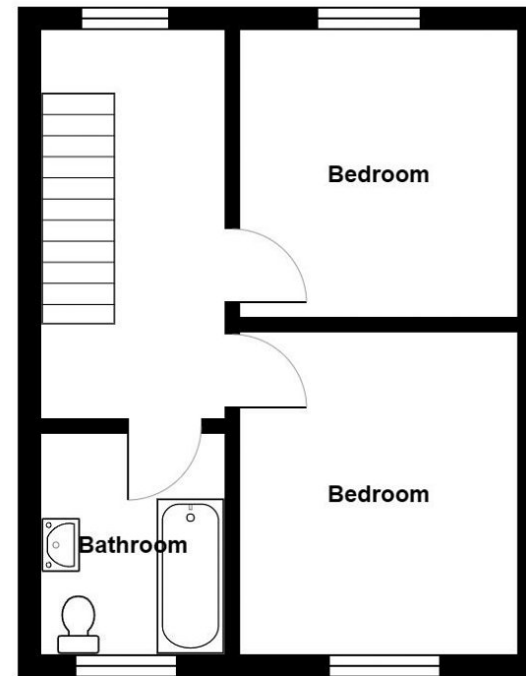
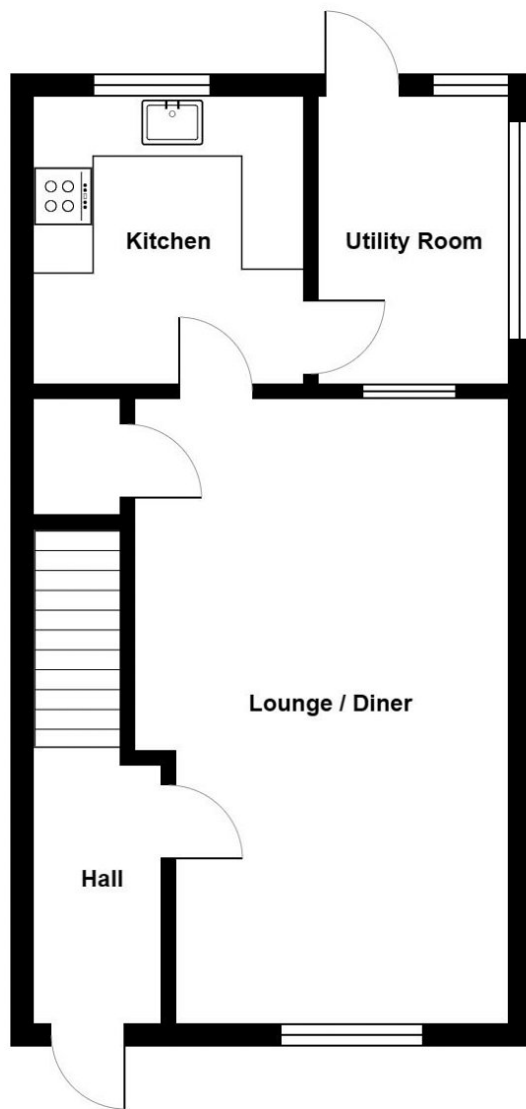
Freehold

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.







Address

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Office Contact

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