



Llys Y Nant, Llandybie, Ammanford, SA18 2TL

Offers In Region Of £280,000



Calow Evans  
Estate Agents

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## Llys Y Nant, Llandybie, Ammanford, SA18 2TL

An immaculately presented semi detached home situated in a sought after location within reasonable walking distance of all the amenities that Llandybie has to offer. This well maintained family home enjoys three bedrooms, three reception rooms and a conservatory which overlooks the pleasant and enclosed rear garden. The property also benefits from a side driveway and an integral garage.

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. Please note the photographs are for illustration purposes only.







## Entrance Hall

Single panel radiator, decorative dado rail to half way.

## Cloakroom

Double glazed window to side elevation, heated towel rail, WC, wash hand basin in vanity unit, part tiled walls.

## Lounge

5.89m x 4.11m (19'4" x 13'6")

Double glazed window to front elevation, single panel radiator, electric fire in surround, stairs to first floor, opening to:









## Dining Room

3.25m x 2.9m (10'8" x 9'6")

Double glazed patio doors to conservatory, single panel radiator.

## Conservatory

Double glazed French doors to side, single panel radiator, tiled floor.

## Kitchen

3.25m x 2.82m (10'8" x 9'3")

Double glazed window to rear, part tiled walls, tiled floor, fitted with a range of wall & base units, built in electric oven, gas hob, extractor fan over, sink & draining board, opening to:

## Breakfast/Utility Room

2.84m x 2.44m (9'4" x 8'0")

Double glazed window & door to rear, double panel radiator, base units, plumbing for dishwasher, tiled flooring, door to garage.

## Integral Garage

Electric remote up and over door, plumbing for washing machine, wall mounted gas boiler providing domestic hot water & central heating, wash hand basin.

## First Floor Landing

Double glazed window to side elevation, single panel radiator, access to loft, storage cupboard.

## Bedroom One

3.66m x 3.35m (12'0" x 11'0")

Double glazed window to rear, single panel radiator, fitted wardrobes.

## Bedroom Two

3.45m x 2.67m (11'4" x 8'9")

Double glazed window to front, single panel radiator.

## Bedroom Three

3.12m x 2.44m (10'3" x 8'0"/6'11")

Double glazed window to front, single panel radiator.





## Shower Room

2.06m x 1.75m (6'9" x 5'9")

Double glazed window to rear, heated towel rail, Respatex walls & ceiling, suite comprising WC wash hand basin in vanity unit, shower cubicle with mains shower.

## Externally

Gravelled driveway providing ample parking leading to an integral garage, side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area, timber storage shed, outside tap.

## Services

We are advised that mains services are connected.



## Tenure

Freehold

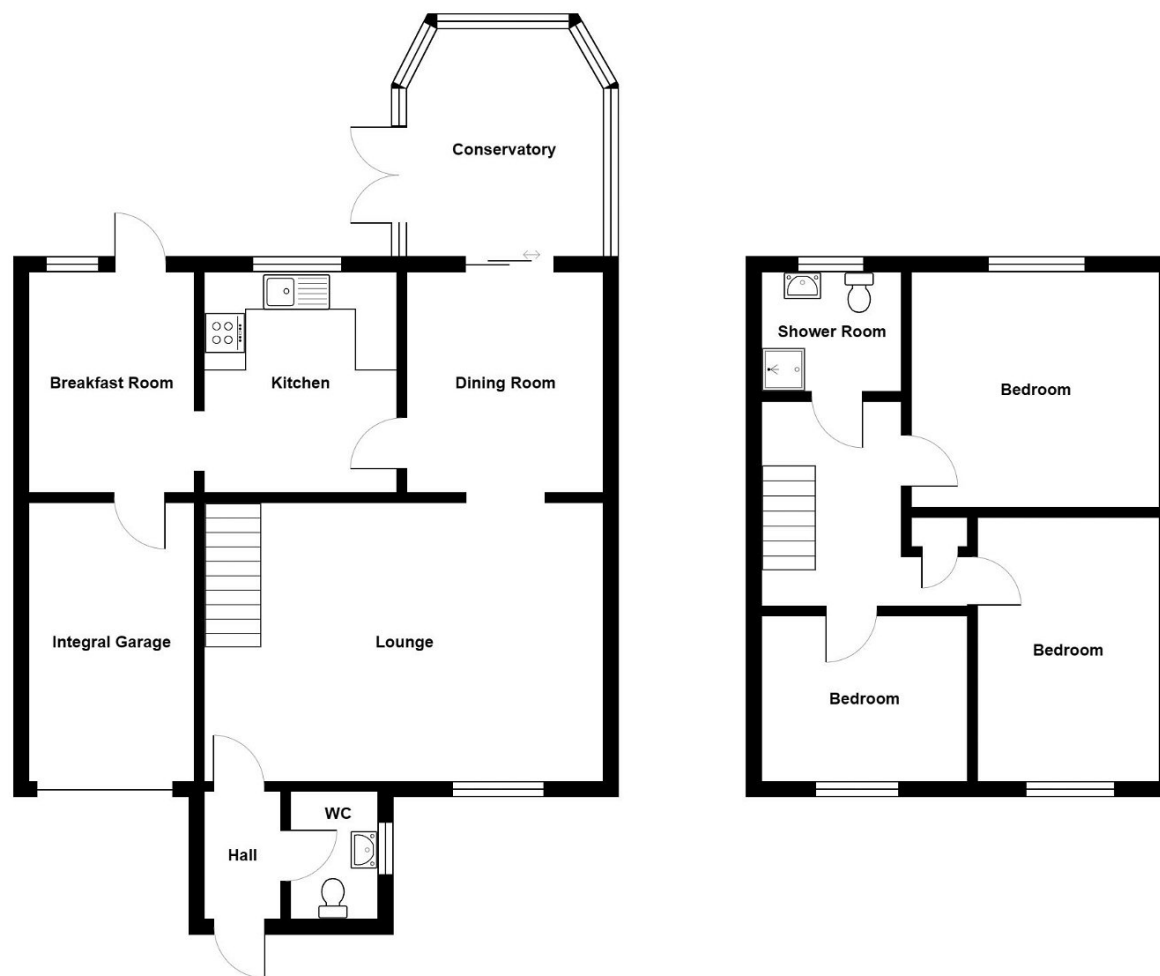
## Council Tax

Band D

## 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.





All measurements are approximate and for display purposes only



### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128