



21 Caeffynnon Road, Llandybie, SA18

Offers In Region Of £219,950



**Calow Evans**  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)

## 21 Caeffynnon Road, Llandybie, SA18

An immaculately presented bungalow situated on a development of similar properties in the village of Llandybie. Situated on a corner plot, this two bedroom home has been well maintained and enjoys a conservatory off the second bedroom. Externally, the property enjoys parking to the rear, a side and rear low maintenance garden. There is electric heating and double glazing. Viewing is essential to appreciate the condition of this property.

The village itself offers good basic amenities including a Co-op store, bakery, hairdressers and beauty salon, places of worship, public house and restaurant, primary school, public transport and more. The main shopping and leisure facilities are located at Ammanford town centre.





## Entrance Porch

Door to:

## Lounge

5.36m x 3.63m (17'7" x 11'11"/8'4")

Double glazed window to front, two electric heaters, electric fire in surround.

## Kitchen

3.53m x 2.95m (11'7" x 9'8")

Double glazed window to rear, double glazed door to side, electric heater, storage cupboard, fitted with wall & base units, sink & draining board, space for cooker, extractor fan over, tiled floor, part tiled walls, plumbing for washing machine.





## Bedroom One

3.53m x 3.28m (11'7" x 10'9")

Double glazed window to front, electric heater.

## Bedroom Two/Dining Room

3.56m x 2.95m (11'8" x 9'8")

Double glazed French doors to conservatory, electric heater.

## Conservatory

2.82m x 2.62m (9'3" x 8'7")

Double glazed French doors to side.

## Shower Room

Double glazed window to side, shower cubicle with electric shower, WC, pedestal wash hand basin, cupboard housing hot water tank.

## Externally

Situated on a corner plot, front & side garden laid to lawn, resin path providing pedestrian access to an enclosed rear garden comprising paved patio area, storage shed, gated rear access to off road parking.

## Services

We are advised that mains services are connected. Electric heating.

## Tenure

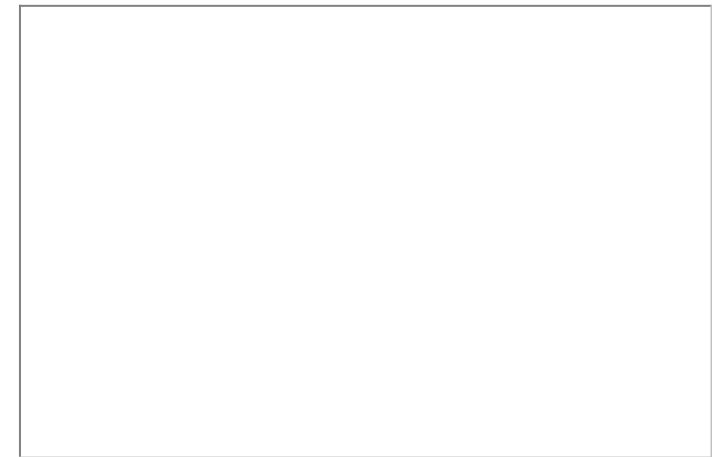
Freehold

## Council Tax

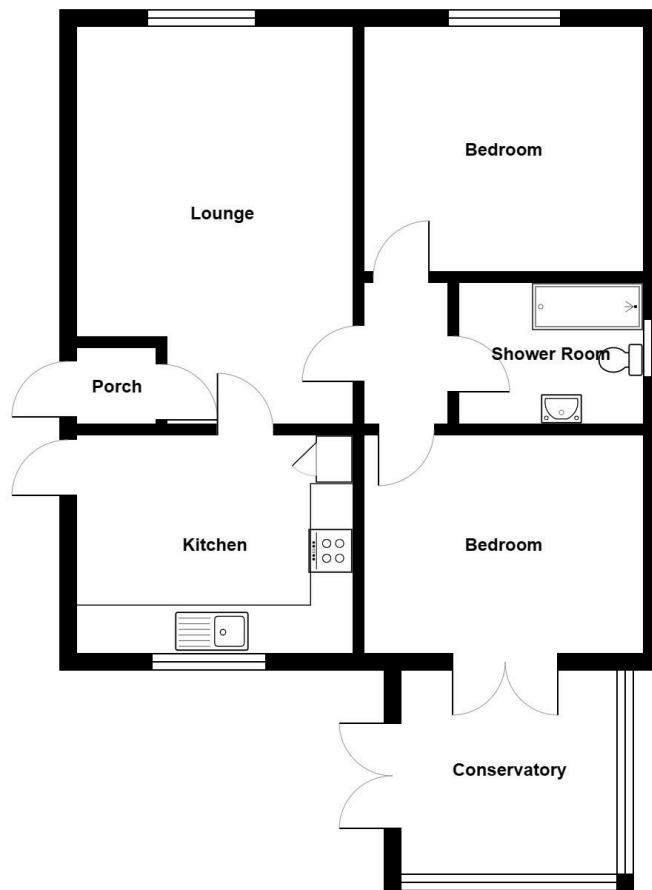
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## Disclaimer

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