



House - Detached (EPC Rating: C) Freehold

**KINGS ROAD, LLANDYBIE, AMMANFORD,  
SA18 2TL**

Offers In The Region Of

**£365,000**

# 4 Bedroom House - Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Spacious Detached House located in a popular location within the small village of Llandybie which hosts the Heart of Wales Railway line, bakery, small supermarket, church, primary school, play park with tennis courts and bowling green, rugby club and fish & chip shop with the main shopping and leisure facilities a short distance away in Ammanford Town Centre and the Market Town of Llandeilo approximately 6 miles away. The accommodation comprises Entrance Hall, Sitting Room, Lounge, Kitchen and Cloakroom on the ground floor and Four Bedrooms (one en-suite) and Shower Room located on the first floor. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally there are extensive grounds to the front and side for ample parking and paved patio leading to lawned area with fine countryside views.

Council Tax Band - E. Freehold. EPC - C73. NO ONWARD CHAIN!

## Ground Floor

With front entrance door leading into...

### Entrance Hall

11'1" x 4'7"

With radiator, coat hooks and coved ceiling.

### Sitting Room

11'1" x 9'10"

With radiator, stone fireplace with gas inset, textured and coved ceiling and uPVC window to the front.

### Cloakroom

With low level flush WC, pedestal wash hand basin, storage cupboard, part tiled walls, tiled floor and extractor fan.

### Lounge

26'2" x 14'5"

With radiator, open tread staircase to first floor, stone fireplace with gas inset, laminate floor, textured and coved ceiling, French doors to the rear and uPVC bay window to the front.

### Kitchen with Dining Area

15'1" x 15'1" reduc to 11'1"

With a range of base and wall units, one and a half bowl stainless steel sink unit with mixer taps, gas hob with extractor above, eye level double electric oven, built-in microwave cupboard, integrated plumbing for automatic washing machine, plumbing for automatic dish washer and integrated fridge/freezer. It also includes a radiator, textured and coved ceiling, part tiled walls, tiled floor, door leading to the side of the property and uPVC window facing the rear of the property.

## First Floor

### Landing

With hatch to roof space.

### Bedroom 1

11'1" x 15'1"

With radiator, fitted wardrobe, fitted cupboard, laminate floor, textured and coved ceiling and uPVC window to the front.

### En-Suite

With low level flush WC, pedestal wash hand basin, shower cubicle and extractor fan.

### Bedroom 2

10'9" x 11'1"

With radiator, two fitted wardrobes, textured and coved ceiling and uPVC window to the front.

### Bedroom 3

15'8" x 7'10"

With radiator, fitted cupboard, textured and coved ceiling and uPVC window to the rear.

### Bedroom 4

11'9" x 7'2"

With radiator, fitted wardrobe, coved ceiling and window to the rear.

### Shower Room

11'9" x 9'10"

With low level flush WC, vanity wash hand basin, double shower cubicle with mains shower, bidet, heated towel rail, radiator, textured and coved ceiling, part Respatex wall, part tiled wall and obscure glass uPVC window to the rear.

### External

Front: With driveway for ample parking leading to a single garage with roller door. Single garage contains electricity, an WC and two sheds for storage.

Rear: With level enclosed rear garden with patio, lawn and flower beds.





### Services

Mains gas, electricity, water and drainage

### Council Tax

- Band E

### TENURE

Freehold

### NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

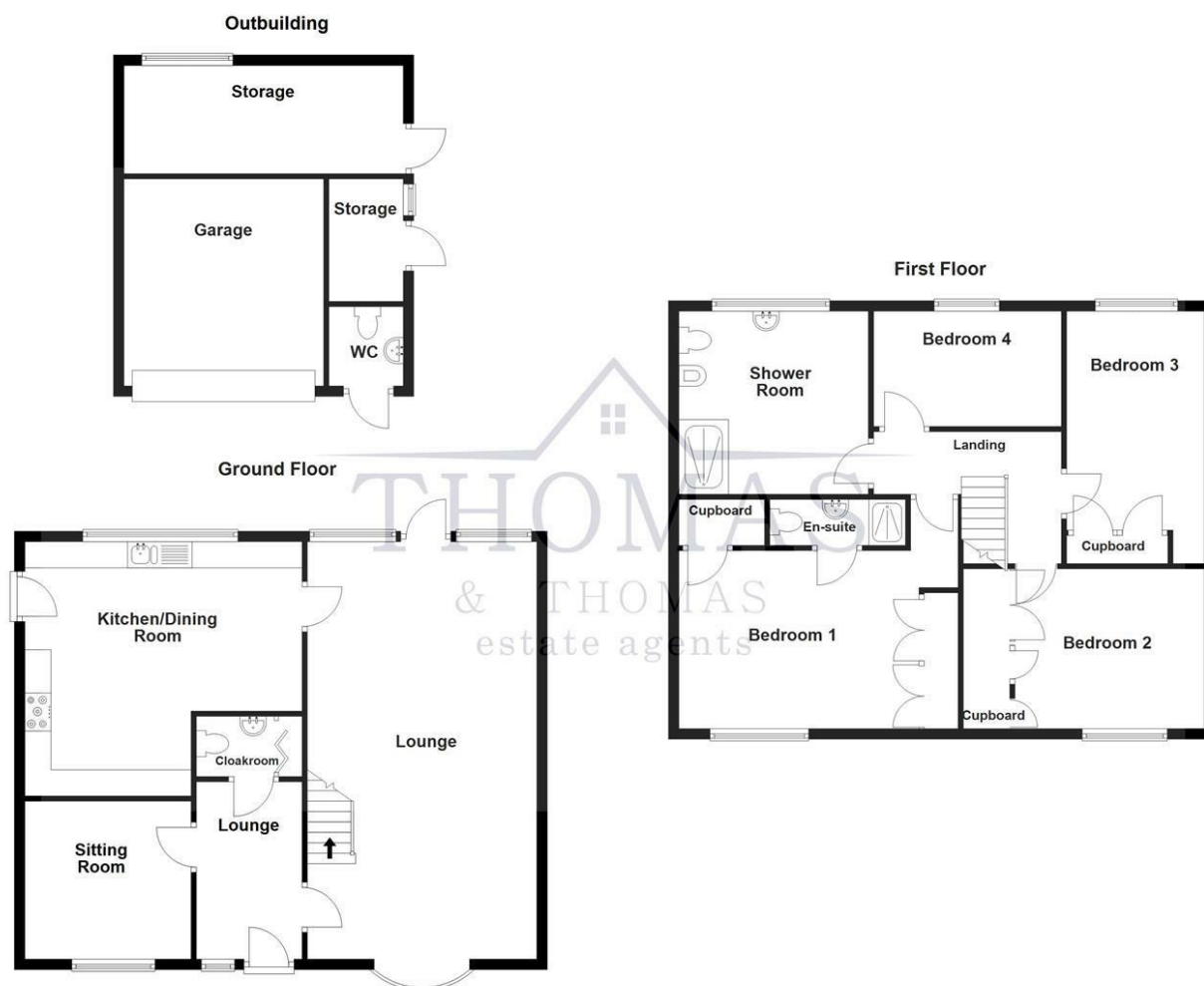
### VIEWINGS

By appointment with the selling agents on 01269 597949 or e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### Directions

Leave Ammanford on College Street and travel approximately 2 miles into the village of Llandybie. Turn right into Campbell Road and at the end of the road turn right again into Kings Road, continue approximately 400 yards and the property can be found on the right hand side, identified by our For Sale board.

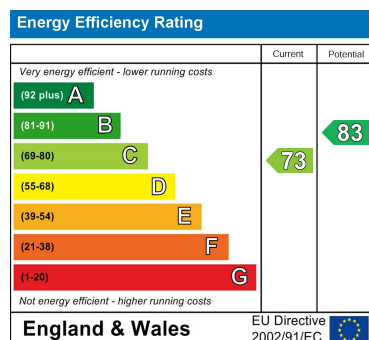




Council Tax Band

**E**

Energy Performance Graph



Call us on

**01269 597949**

**ammanford@thomasandthomas-property.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.