



House - Detached (EPC Rating: B) Freehold

# BLAENAU ROAD, LLANDYBIE, AMMANFORD, SA18 3AJ

Offers In The Region Of

## £395,000

# 3 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to present For Sale this Individually designed detached property presented in immaculate order and located in private yet convenient location in the popular village of Llandybie. The versatile 3 bedroom accommodation is arranged over two floors. The accommodation on the ground floor comprises of entrance porch, open plan lounge with kitchen and dining area, shower room, cloakroom and second reception room / Bedroom. First floor a further 2 bedrooms (1 with dressing room) and a shower room. Externally there is ample parking to front, side and rear of the property, there is a storage / outbuilding with a private patio overlooking open countryside . The property benefits from gas fired central heating with Underfloor heating on the Ground Floor and uPVC double glazed windows.

Freehold. Council Tax Band - E. EPC - B82 VIEWING HIGHLY RECOMMENDED.

## Ground Floor

With entrance door leading into...

### Entrance Hallway

2 x 2.3 (6'6" x 7'6")

With radiator, tiled floor, uPVC double glazed window to front, and glazed door into living accommodation.

### Lounge

4.9 x 6 (16'0" x 19'8")

With feature fireplace with inset log burner, Oak flooring, spot lighting, under floor heating and uPVC double glazed window to the front and side

### Kitchen / Dining Area

4 x 5 (13'1" x 16'4" )

With a range of Base and wall units ( Wren), Marble work surfaces, single bowl sink unit with mixer taps, electric induction hob with extractor above, double oven, integrated microwave, integrated dishwasher, integrated fridge freezer, tiled floor, uPVC double glazed window to the side, Bifold doors to the side, vaulted ceiling with two velux windows and a door from the kitchen to rear hall with access to Utility and Cloakroom.

### Utility

2.2 x 2 (7'2" x 6'6")

With plumbing for automatic washing machine, tiled floor and uPVC double glazed window to the rear.

### Cloakroom

2 x 2.3 (6'6" x 7'6")

With low flush WC and wash hand basin

### Inner Hallway with access from Lounge

2.6 x 2.6 (8'6" x 8'6")

Oak flooring with glass ballustrade staircase to first floor and access to ground floor shower room and 2nd reception room / bedroom.

## Second Reception / Bedroom 1

3.5 x 5 (11'5" x 16'4")

With spot lighting, uPVC double glazed window to front and french doors to patio.

## Shower Room

With heated towel rail, close coupled low level level flush WC, vanity wash hand basin, double shower cubicle, extractor fan, shaver light point, part tiled walls, tiled floor and uPVC double glazed window to the rear.

## First Floor

### Landing Area

Storage cupboard with wall mounted gas fired central heating boiler providing domestic hot water and central heating.

### Bedroom 2

4.2 x 5 (13'9" x 16'4")

With radiator, walk in dressing room, velux window to rear and uPVC double glazed window to the front

### Bedroom 3

5 x 3.6 (16'4" x 11'9")

With radiator and uPVC double glazed windows to the front and side.

## Shower Room

2.2 x 2.6 (7'2" x 8'6")

With heated towel rail, Low level flush WC, Vanity wash hand basin, double shower cubicle, extractor fan, part tiled walls, tiled floor and uPVC window to the rear.

## External

Front - Tarmacadam with front and side parking allowing for ample parking for several vehicles

Rear - Sandstone paved patio, raised flower beds offering open countryside views.



Storage Outbuilding 4 meters x 3 meters, with electricity connected

**Services**

Mains gas, electricity, water and drainage

**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 [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

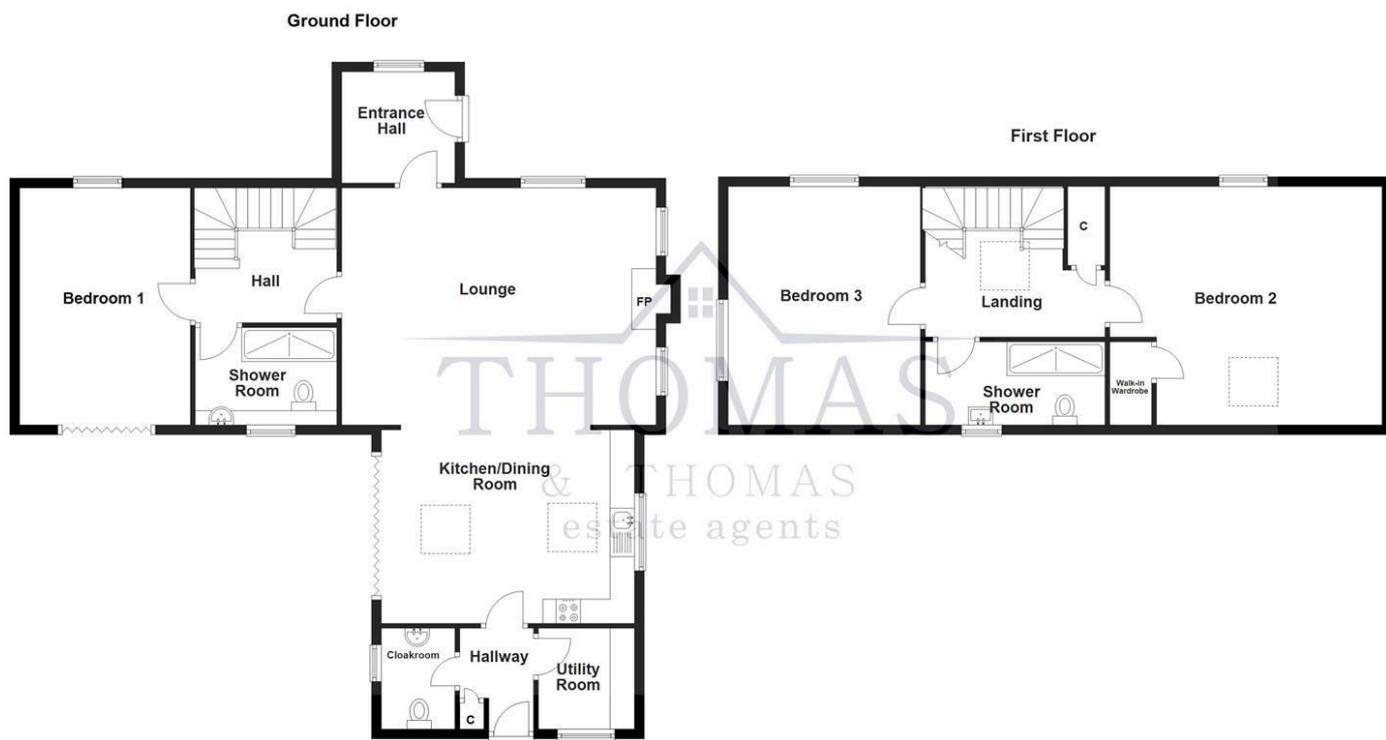
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**Directions**

Leave Ammanford on College Street and travel approximately 2 miles into the village of Llandybie. At the square turn left into Blaenau Road after approximately 500 yards turn right down the lane (Opposite the chippy) and the property can be found on the left hand side.



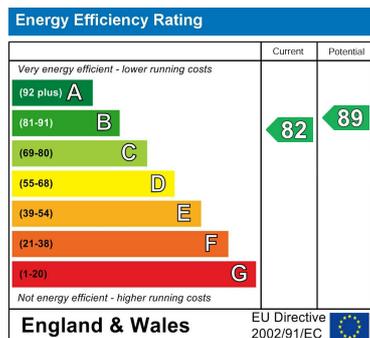


Total area: approx. 160.5 sq. metres (1727.6 sq. feet)

Council Tax Band

**E**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto: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.

