Anna Ashton
ESTATE AGENTS









15 Campbell Road, Llandybie, Ammanford, SA18 3UP

Offers in the region of £235,000

- Semi detached property
- Oil central heating
- Enclosed rear garden
- 3 Bedrooms
- uPVC double glazing
- Convenient village centre location

Ground Floor
uPVC double glazed door to

Entrance Hall
with stairs to first floor, radiator, coat hooks, uPVC double glazed window to front and under the stairs cupboard.

Lounge
20'9" x 12'1" (inc to 15'5") (6.33 x 3.70 (inc to 4.70))



with feature stone fireplace with log burner, further small open fire with feature surround, radiator, coved ceiling and uPVC double glazed window to front, side and patio doors to rear.

Open plan Kitchen Utility
31'5" x 11'3"(inc to 16'7") (9.59 x 3.44(inc to 5.08))
See following:-

Kitchen
17'3" x 11'3" (5.27 x 3.44)



with range of fitted base and wall units, display cabinets, twin bowl porcelain sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, part tiled walls, radiator and hatch to roof space, opening to

Utility
17'10" x 7'0" (5.45 x 2.14)



with plumbing for automatic washing machine, plumbing for automatic dishwasher, wall mounted wood burning stove, door to store room, uPVC double glazed window to side and patio doors to rear.

Downstairs WC
4'1" x 2'5" (1.27 x 0.75)
with low level flush WC and uPVC double glazed window to side.

Store room
with rear door access to the garden.

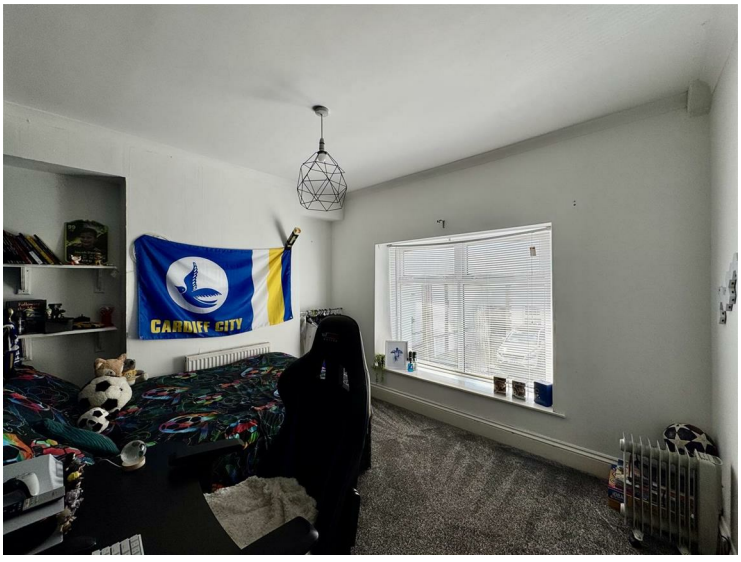
Landing
with hatch to roof space and uPVC double glazed window to side.

Bedroom 1
10'7" x 11'1" (3.24 x 3.39)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2
9'10" x 11'8" (3.01 x 3.58)



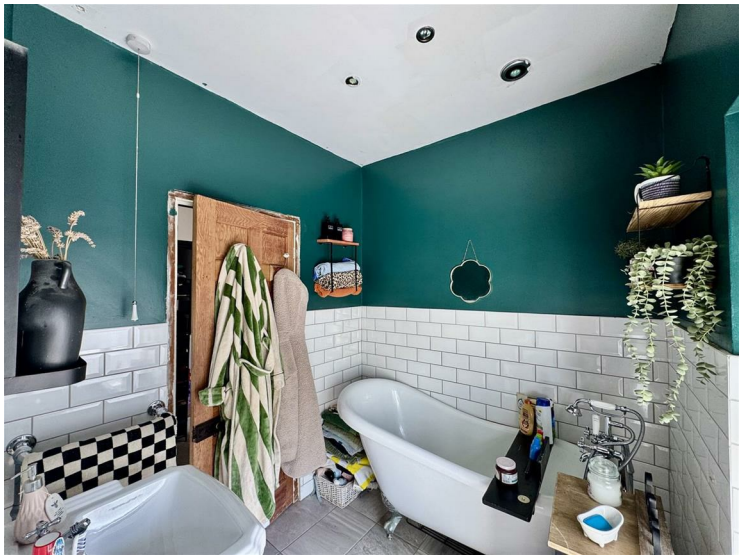
with radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 3
10'9" x 10'2" (3.30 x 3.11)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bathroom
6'3" x 6'7"(inc to 10'3") (1.93 x 2.03(inc to 3.14))



with two steps up to the low level flush WC, pedestal wash hand basin, free standing slipper bath with shower attachment taps, part tiled walls, tiled floor, radiator and uPVC double glazed window to front.

Outside



To rear with patio areas, gravelled area, lawned area, bark area, mature trees and shrubs, shed, outside tap and paved path leading to bottom of the garden with further gravelled areas and block built shed (needs a roof).

Material Information

UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Oil central heating
Broad Band Speed:Download 80 Mbps, Upload 20 Mbps
Mobile coverage: Vodafone 83%, EE 76%, Three 74%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding form rivers- High risk, Flooding from surface water and small watercourses- Very low risk
Rights and Easements:
Restrictions:

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

Band C

Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Turn right into Campbell Road and the property can be found on the right hand side, identified by our For Sale board.

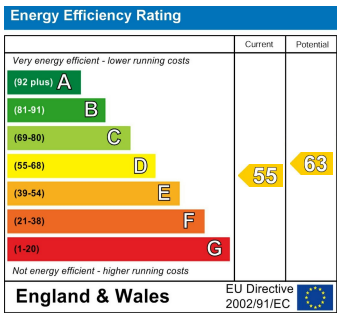
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.