Anna Ashton
ESTATE AGENTS









71 Kings Road, Llandybie, Ammanford, SA18 2TL

Offers in the region of £230,000

- Detached bungalow
- Gas central heating
- Off road parking
- Far reaching views
- 3 bedrooms
- uPVC double glazing
- Front and rear gardens

Ground Floor
with uPVC double glazed entrance door to

Entrance hall
with parquet flooring, radiator and textured and coved ceiling.

Lounge
17'9" x 11'8" (5.42 x 3.56)



with electric fire in feature surround, wall light, radiator, solid oak floor, textured and coved ceiling and uPVC double glazed window to front. Opening to

Dining Room
10'3" x 8'2" (3.13 x 2.50)



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

Kitchen
10'6" x 12'10" (3.22 x 3.92)



with range of fitted base and wall units, display cabinets, Belfast single drainer sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and uPVC double glazed window and door to rear.

Utility
6'3" x 9'5" (1.92 x 2.89)



with laminate floor.

Conservatory
8'11" x 12'11" (2.72 x 3.94)



with ceiling fan, uPVC double glazed windows to front and side, French doors to side and door to the other side.

Bedroom 1
15'8" into wardrobe x 8'7" (4.80 into wardrobe x 2.64)



with built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2
13'6" x 8'5" (4.13 x 2.59)



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

Bedroom 3
10'5" x 12'1" (3.18 x 3.70)



with laminate floor, built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bathroom
7'8" x 9'4" (2.34 x 2.86)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, shower cubicle with mains shower, tiled walls, heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with drive and garden to front, side access either side of property to rear garden with gravelled areas, mature shrubs and bushes and patio area.

NOTE
All photographs are taken with a wide angle lens.

Material Information
UTILITES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Gas central heating
Broad Band Speed: Download 17 Mbps, Upload 1Mbps
Mobile coverage: Three 83%, Vodafone 80%, EE 76%, O2 61%

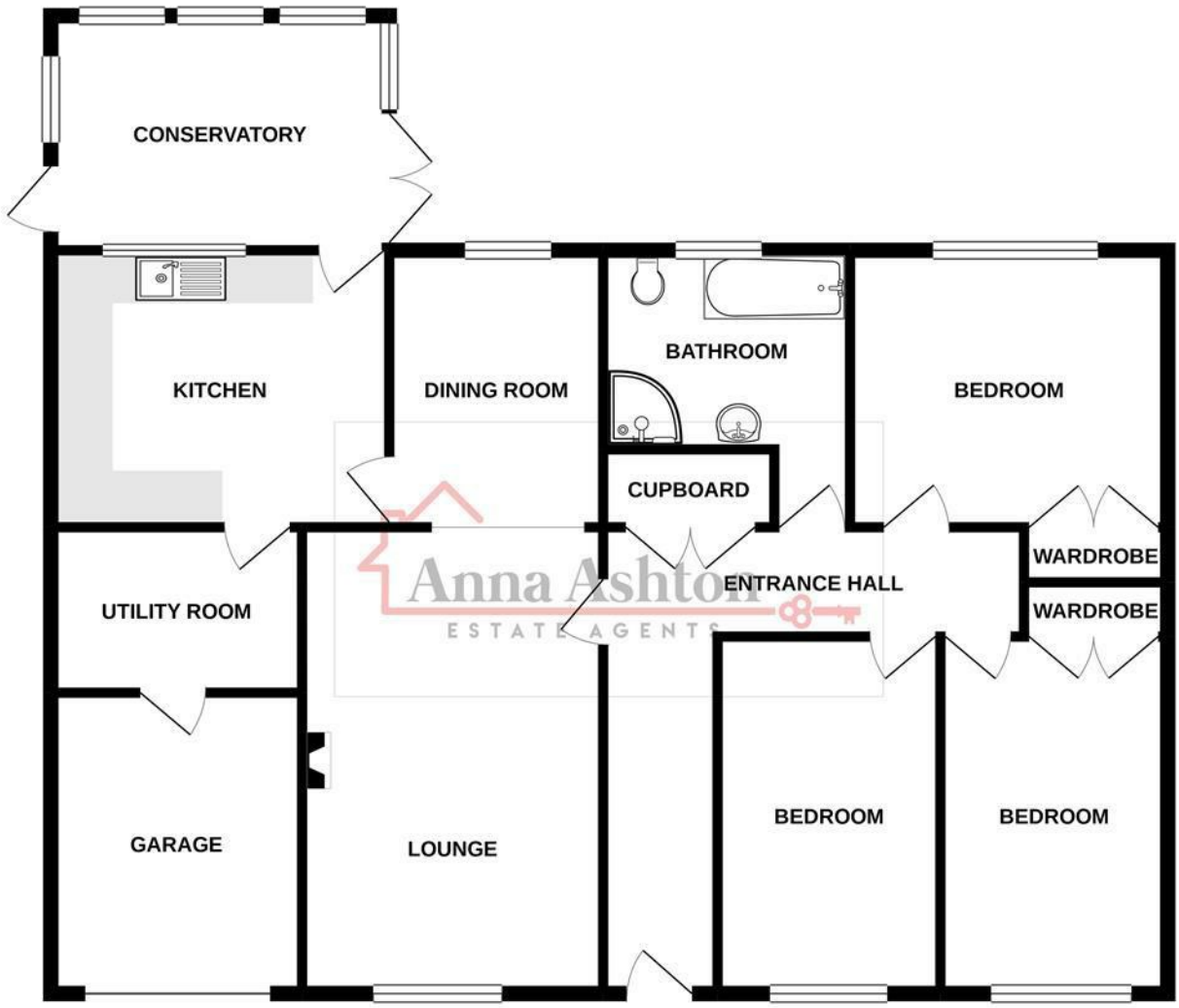
ISSUES WITH POTENTIAL IMPACT:

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

Council Tax
Band E

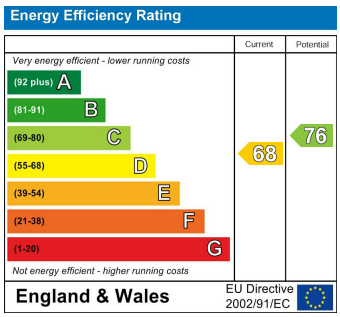
Directions
Leave Ammanford on College Street and travel for approximately 2 miles into the village of Llandybie. Turn right into Campbell Road then right again into Kings Road. Proceed over the level crossing and continue up the hill and the property can be found on the right hand side on the bend identified by our For Sale board.

GROUND 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.