



25 Erwr Brenhinoedd, Llandybie

Offers In Region Of £260,000



Calow Evans  
Estate Agents

01269 543128

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



## 25 Erwr Brenhinoedd, Llandybie

An immaculately presented semi detached home situated on a popular development in the heart of Llandybie. This four bedroom property enjoys two reception rooms, utility room, conservatory, ensuite & dressing room to the master bedroom. Externally, there is an enclosed rear garden, a driveway and garage which is adjacent to the neighbouring property. In our opinion, an ideal family home for those looking to be within reasonable walking distance of all of the amenities that Llandybie has to offer.

The village of Llandybie offers good basic amenities such as a Co-op, bakery, hairdressers and beauty salon, public houses, restaurants, places of worship, public transport, primary school and more. The main shopping and leisure facilities are located at Ammanford town centre. Access to the M4 motorway is via junction 49 at Pont Abraham.







## Accommodation:

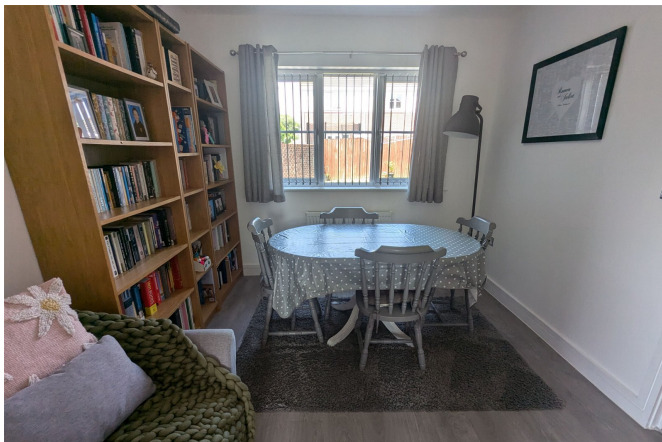
### Entrance Hallway

Double panel radiator, stairs to first floor.

### Kitchen

4.01m x 2.82m (13'2" x 9'3")

Double glazed window to front, double glazed panelled door to side, double panel radiator, fitted with a range of wall & base units, cupboard housing gas boiler providing domestic hot water & central heating, sink & draining board unit, eye-level electric oven, electric hob & extractor fan over, integrated dishwasher, understairs storage cupboard.









## Dining Room

3.12m x 2.82m (10'3" x 9'3")

Double glazed window to rear, single panel radiator.

## Lounge

4.14m x 4.04m (13'7" x 13'3")

Double glazed patio doors to rear, single & double panel radiators.

## Utility Room

2.31m x 2.03m (7'7" x 6'8")

Double glazed window to front, single panel radiator, fitted with wall & base units, plumbing for washing machine.



## Cloakroom

Tiled floor, single panel radiator, WC, pedestal sink.

## Conservatory

3.89m x 2.82m (12'9" x 9'3")

Double glazed French doors to die, double panel radiator, tiled floor.

## First Floor Landing

0m x 0m (0'0" x 0'0")

Airing cupboard housing hot water tank.



## Bedroom One

3.63m x 3.12m (11'11" x 10'3")

Double glazed window to rear, single panel radiator, opening to:

## Dressing Area

Single panel radiator, built in wardrobes

## Ensuite

Double glazed window to front, single panel radiator, part tiled walls, WC, pedestal sink, shower cubicle with mains shower.





### Bedroom Two

3.12m x 2.74m (10'3" x 9'0"/7'11")

Double glazed window to rear, single panel radiator, fitted wardrobes.

### Bedroom Three

2.54m x 1.98m (8'4" x 6'6")

Double glazed window to front, single panel radiator.

### Bedroom Four

2.74m x 1.96m (9'0" x 6'5")

Double glazed window to front, single panel radiator.



### Bathroom

1.96m x 1.73m (6'5" x 5'8")

Tiled floor, single panel radiator, suite comprising panelled bath with mains shower, pedestal sink, WC, part tiled walls.

### Externally

Gravelled forecourt with gated side pedestrian access to an enclosed rear garden laid to lawn & paved patio area, timber storage shed. The property benefits from a garage with is adjacent to the neighbouring property's garage along with a driveway providing ample parking.

### Services

We are advised that mains services are connected.



### Tenure

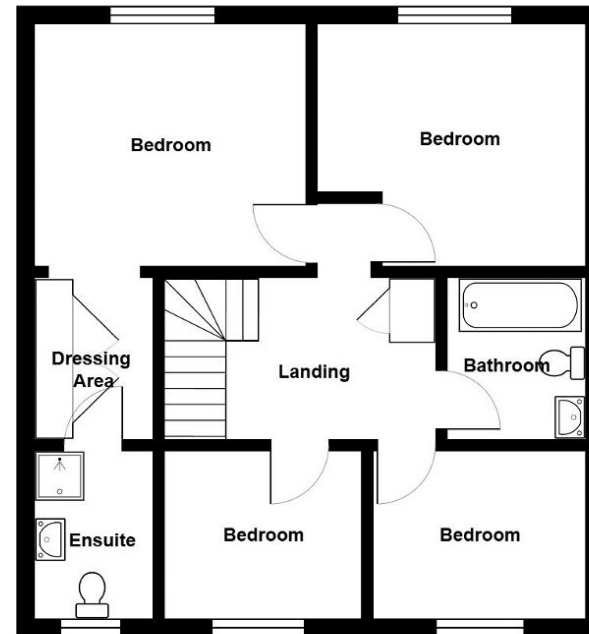
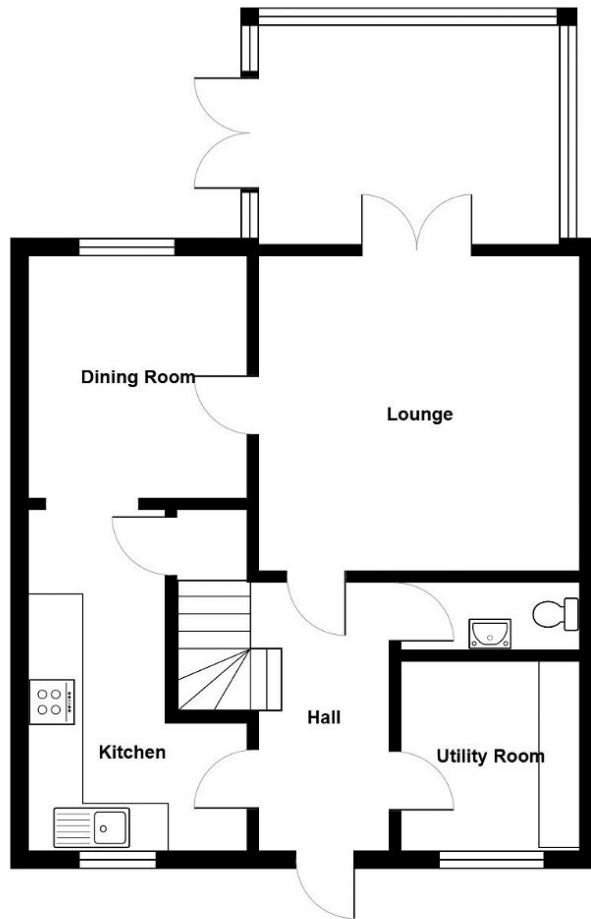
Freehold

### Broadband & Mobile Phone Coverage

There is basic broadband and mobile phone coverage in this area.

### Council Tax

Band D



All measurements are approximate and for display purposes only



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128