Anna Ashton
ESTATE AGENTS









30 Kings Road, Llandybie, Ammanford, SA18 2TN

Offers in the region of £195,000

- Semi detached house
- Gas central heating
- Off road parking
- 2 bedrooms
- uPVC double glazing
- Enclosed rear garden

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
with stairs to first floor, under stairs cupboard, painted floorboards and radiator.

Lounge
14'9" into bay x 10'2" (4.51 into bay x 3.10)



with feature fireplace, dado rail, laminate floor, radiator, part tongue and groove walls and uPVC double glazed bay window to front.

Kitchen/Diner
13'10" x 16'9" (4.22 x 5.11)





with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, gas cooker point with extractor fan over, plumbing for automatic dishwasher, tongue and groove walls, tiled floor, 2 radiators and uPVC double glazed window and door to side and door to Conservatory.

Utility/Pantry
6'6" x 5'11" (2 x 1.82)
with shelving, plumbing for automatic washing machine and tiled floor.

Conservatory
15'0" red to 8'9" x 15'11" (4.59 red to 2.67 x 4.87)



with part polycarbonate roof and uPVC double glazed window and French doors to rear.

First Floor

Landing

Bedroom 1
11'9" x 13'3" (3.60 x 4.05)



with exposed floorboards, hatch to roof space, radiator and 2 uPVC double glazed windows to front.

Bedroom 2
10'6" x 8'9" (3.21 x 2.69)



with picture rail, laminate floor, radiator and uPVC double glazed window to rear.

Bathroom
14'2" x 7'8" (4.33 x 2.36)



with low level flush WC, pedestal wash hand basin, built in cupboards, walk in shower with mains shower, part Respatex walls and part tongue and groove walls, extractor fan, radiator and uPVC double glazed window to rear.

Outside





with off road parking to side, steps up to front door, enclosed rear garden with covered seating area, lawned garden and mature shrubs and trees.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains
Broad Band Speed: Download: 1800mbps Upload: 220mbps
Mobile coverage: 3:83% Vodafone: 80% EE: 76% 02: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Rights and Easements:
Restrictions:

Council Tax
Band C

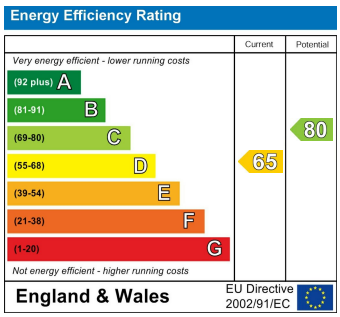
NOTE
All internal photographs are taken with a wide angle lens.

Directions
Leave Ammanford on College Street and travel 2 miles to the village of Llandybie. Turn right into Campbell Road then right again into Kings Road. Drive up the hill and the property can be found on the left hand side, identified by our For Sale board.



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.