

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **ATTRACTIVE DECEPTIVELY LARGE DOUBLE FRONTED MID-TERRACED PROPERTY.**
- **3/4 BEDROOMS. 2 BATHROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **SIDE GARDEN. PARKING AT REAR.**
- **FORMERLY A HAIRDRESSERS WITH LIVING ACCOMMODATION.**
- **FITTED KITCHEN/BREAKFAST ROOM.**
- **2 LIVING ROOMS. GAS C/H.**
- **PRIVATE RESIDENCE SINCE 2007.**
- **CLOSE TO LOCAL SHOPS AND SERVICES.**

No 35 Ammanford Road
Llandybie
Ammanford SA18 3UW

£179,950 OIRO
FREEHOLD

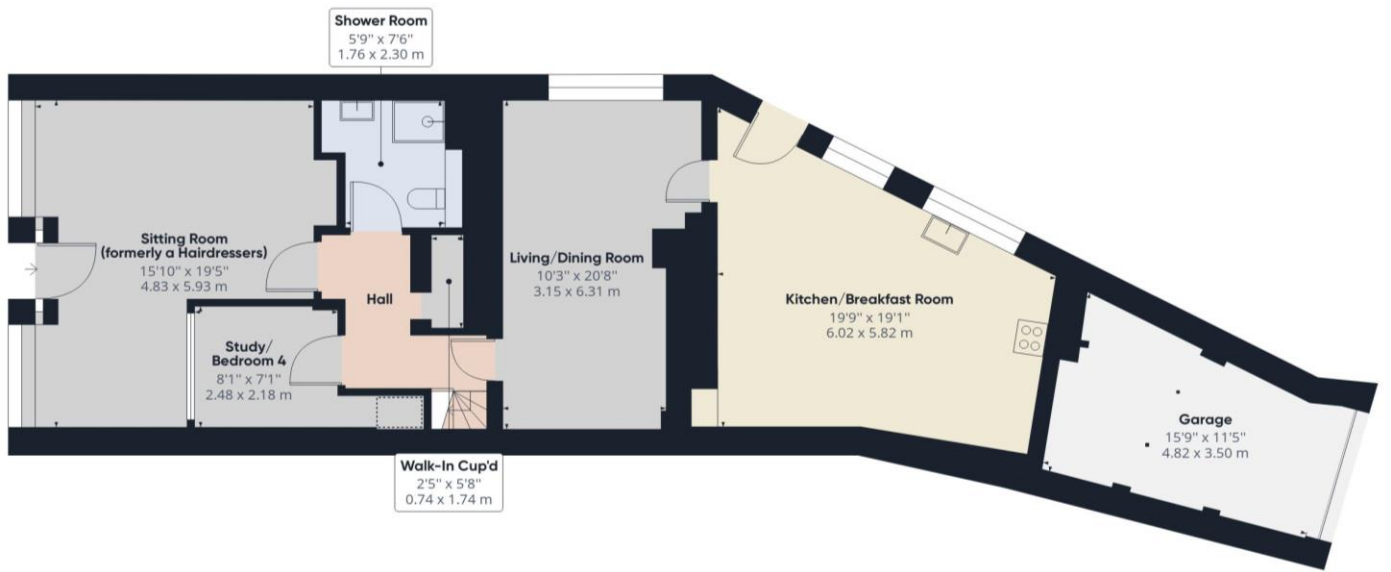
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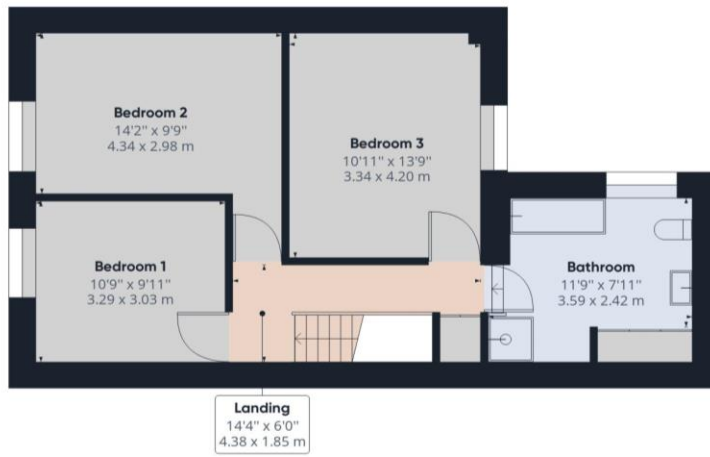
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



Ground Floor



Floor 1

An attractive most conveniently situated modernised and improved well presented **DOUBLE FRONTED 3/4 BEDROOMED - 2 RECEPTION ROOMED MID-TERRACED PROPERTY** (1 of 3) having the benefit of **private car parking at the rear** situated enjoying a **prominent position** fronting on to the A483 Llandeilo to Ammanford road **just off the centre of Llandybie** and located within a **relatively short walking distance of Llandybie Railway Station, the Primary School** and the readily available facilities and services at the centre of Llandybie which in turn is located within **2 miles of the town of Ammanford**, is within **5 miles of the Business Park at Cross Hands and A48 dual carriageway**, is located some **6 miles south of the Towy Valley town of Llandeilo** and is located some **6.5 miles north of the M4 Motorway** at Pont Abraham. The property enjoys ease of access to the Black Mountains range that forms part of 'Bannau Brycheiniog' National Park and is located **some 20 miles north of the centre of the city of Swansea.**

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY ORIGINALLY FORMED PART OF THE 'CAWDOR ESTATE' AND WAS UTILISED AS A MIXED USE PREMISES (SHOP WITH LIVING ACCOMMODATION) BETWEEN 1907 AND 2007.

THE SELLER OBTAINED PLANNING PERMISSION FOR CHANGE OF USE TO RESIDENTIAL USE IN 2007/8 AND THE PROPERTY HAS BEEN UTILISED SINCE THAT TIME AS A RESIDENTIAL DWELLING THAT ACCOMMODATED AN ELDERLY RELATIVE TO THE GROUND FLOOR.

PRIOR TO ITS CONVERSION IN 2007 THE PROPERTY HAD BEEN UTILISED AS A HAIRDRESSING SALON.

APPLICANTS SHOULD FURTHER NOTE THAT SINCE 2007 A NEW CENTRAL HEATING SYSTEM HAS BEEN PROVIDED, THE ELECTRICAL WIRING WAS UPDATED, SOME NEW WINDOWS HAVE BEEN PROVIDED, THE FORMER HAIRDRESSING SALON WAS ADAPTED TO LIVING ACCOMMODATION AND AS STUD PARTITION WALLS HAVE BEEN UTILISED TO RE-ARRANGE THE ACCOMMODATION AT GROUND FLOOR LEVEL IT WOULD THEREFORE EASILY REVERT TO A SHOP IF SO DESIRED AND SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.

NO FORWARD CHAIN. GAS C/H. PVCu DOUBLE GLAZED WINDOWS.

THE FITTED CARPETS ARE INCLUDED.

RECESSED ENTRANCE PORCH with PVCu part opaque double glazed entrance door to

SITTING ROOM 19' 6" x 15' 9" (5.94m x 4.80m) overall 'L' shaped plus alcove with 2 PVCu double glazed picture windows to fore. TV point. 2 Radiators. **9' 8" (2.95m) Ceiling height.** 10 Power points. Recessed downlighting to the former shop windows. Smooth skimmed and coved ceiling. Glazed/pine panelled door to

INNER HALL with staircase to first floor. Pine glazed/panelled door to the living/dining room.

WALK-IN STORE CUPBOARD OFF

SHOWER ROOM 7' 7" x 7' 4" (2.31m x 2.23m) overall slightly 'L' shaped with pine panelled door. Extractor fan. Built-in cupboard with pine panelled double doors. Part tiled walls. Radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled quadrant shower enclosure with plumbed-in shower over and double sliding shower doors.

STUDY/BEDROOM 4' 8' 1" x 7' 2" (2.46m x 2.18m) with radiator. 2 Power points. TV point. Understairs storage area off. Recessed downlighting.



LIVING/DINING ROOM 20' 9" x 12' 2" (6.32m x 3.71m)

overall slightly 'L' shaped with central arch. PVCu double glazed window to side. 2 Telephone points. 4 Power points. Pine panelled door to

FITTED KITCHEN/BREAKFAST ROOM 19' 6" x 13' 10"

(5.94m x 4.21m) average with 2 Radiators. Arched alcove. Boarded effect laminate flooring. 2 PVCu double glazed windows. PVCu part double glazed 'stable type' door to outside. Electric and gas meters. Wall mounted 'Baxi' gas fired central heating boiler. Range of fitted base and eye level kitchen units incorporating a breakfast bar, sink unit, double oven, ceramic hob and cooker hood. Plumbing for washing machine. Part tiled wall. 7 Power points plus fused point.

FIRST FLOOR - 8' 6" (2.59m) ceiling heights - original panelled doors

LANDING with access to large loft space with window that is suitable for conversion to additional living accommodation if so desired and subject to the necessary consents being obtained.

BUILT-IN CUPBOARD OFF with double doors. Fitted shelving.

FRONT BEDROOM 1 10' 11" x 10' 1" (3.32m x 3.07m) with PVCu double glazed window. Radiator. 2 Power points.

FRONT BEDROOM 2 14' 2" x 9' 10" ext. 13' 9" (4.31m x 2.99m ext. 4.19m) with PVCu double glazed window. Radiator. 4 Power points.

REAR BEDROOM 3 13' 10" x 10' 10" (4.21m x 3.30m) overall with hanging rail. 3 Power points. Telephone point. PVCu double glazed tilt 'n' turn window.

BATHROOM 11' 8" x 10' (3.55m x 3.05m) overall with PVCu opaque double glazed tilt 'n' turn window. Part tiled walls. Radiator. 8' 7" (2.62m) ceiling height. 4 Piece 'shell' suite in white comprising panelled bath, WC, pedestal wash hand basin and bidet. Quadrant shower enclosure with electric shower over and sliding double doors. **FITTED FLOOR TO CEILING AIRING/LINEN CUPBOARD** with 3 doors. Slatted shelving. Radiator.

EXTERNALLY

Side tarmacadamed lane providing private car parking for up to 3 vehicles and which is approached from **both** the **front and rear**. Side enclosed gated garden with paved areas and lawn interspersed with apple trees and shrubs that is bounded on its eastern side by the 'Afon Marlas'. **OUTSIDE LIGHT and WATER TAP.**

ADJOINING GARAGE 15' x 9' (4.57m x 2.74m) average.

The garage has recently been used as a games room and has a false floor. Electric charging point. 3 Power points. Up-and-over garage door. Concrete block built.









DIRECTIONS: - The property is located in the **centre of Llandybie** fronting on to the A483 'Ammanford Road' **directly opposite** the turning for 'Campbell Road.'

Details amended – 19.03.24

ENERGY EFFICIENCY RATING: - D (64).

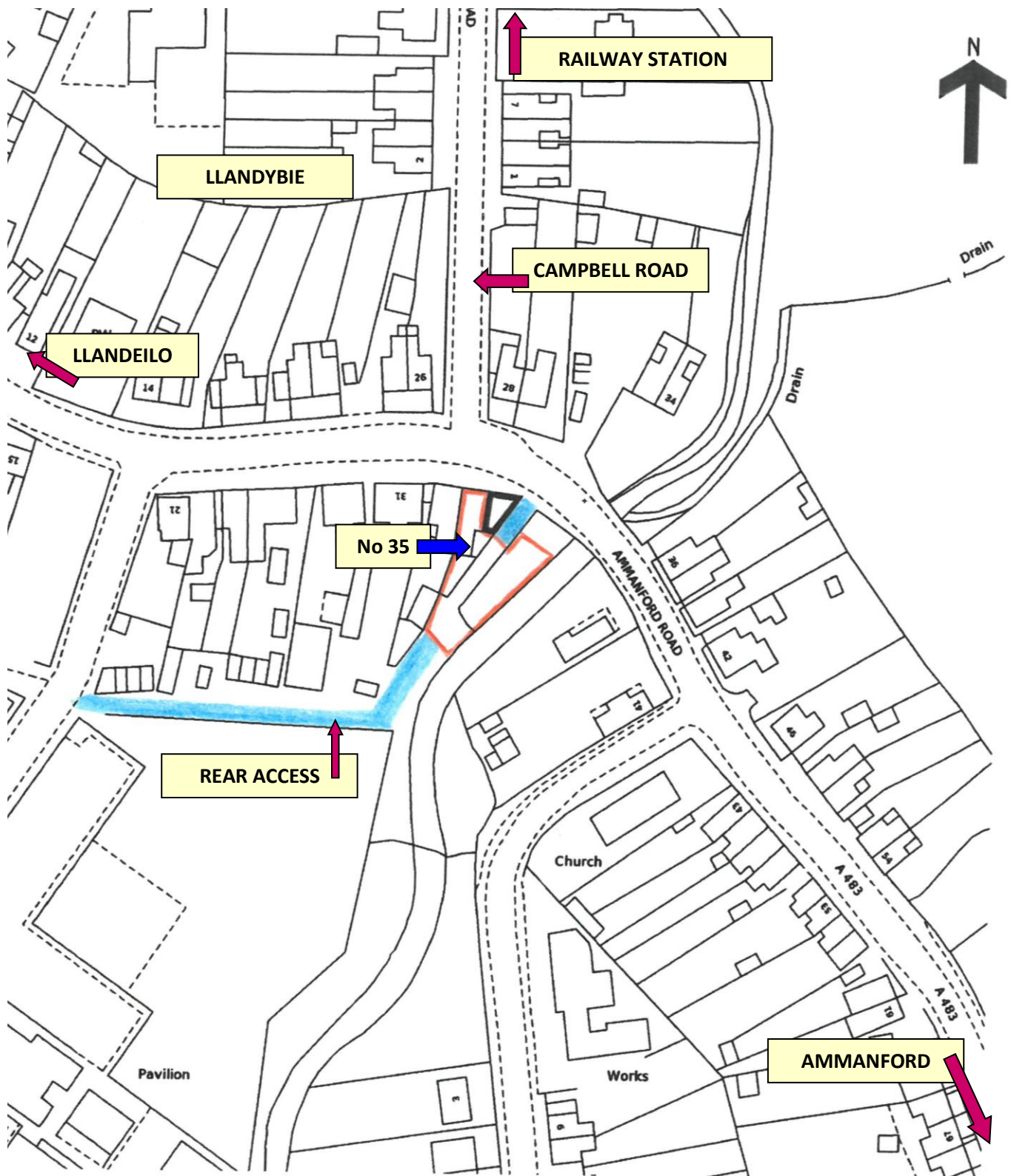
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8218-7229-6949-1152-1902.

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND B 2023/24 = £1.434.11p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.



THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

24.09.2023 - REF: 6666