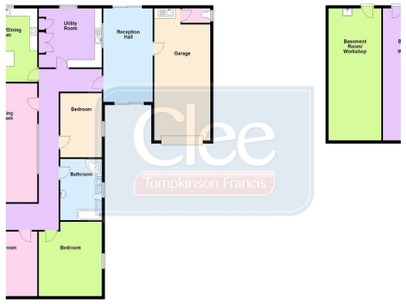






















Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

Important notice

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

70 Kings Road
Llandybie
Ammanford
Carmarthenshire.

Price **£445,000**











- Impressive detached bungalow
- Three generous double bedrooms
- Fantastic opportunity to modernise
- Integral garage
- Two useful basement workshops
- Large, low-maintenance plot
- Popular village location
- Fully boarded attic
- Former Stable Block

General Description

EPC Rating: C69

An Immaculately Presented Detached Bungalow with Exceptional Potential. Occupying a generous, low-maintenance plot in the sought-after village of Llandybie, Haul Y Bryn is an impressive detached bungalow offering spacious and versatile accommodation throughout. Integaral Garage, Workshop and Former Stables.

70 Kings Road, Llandybie, Ammanford, Carmarthenshire.

Property Description

Occupying a generous, low-maintenance plot in the sought-after village of Llandybie, Haul Y Bryn is an impressive detached bungalow offering spacious and versatile accommodation throughout. Lovingly maintained over the years, the property is presented in immaculate condition whilst offering an exciting opportunity for a new owner to modernise and create a home tailored to their own tastes and lifestyle.

Viewing is highly recommended to fully appreciate the space, potential and superb position this detached bungalow has to offer.

The accommodation comprises three well-proportioned double bedrooms, a generous lounge, fitted kitchen, spacious utility room, family bathroom and additional reception space, all arranged on one level to provide comfortable and practical living.

A particular feature of the property is the integral garage together with two substantial basement workshops, former stables, offering excellent space for hobbies, storage, a home business or future conversion potential (subject to the necessary planning consents).

Externally, the property occupies a sizeable plot with attractive, low-maintenance gardens providing ample outdoor space without the upkeep of extensive lawns. There is generous driveway parking and the plot enjoys an elevated position within this established residential area.

This is a rare opportunity to acquire a solid, well-cared-for bungalow with fantastic scope to update, making it an ideal purchase for families, downsizers or anyone seeking a property they can truly make their own.

Double Glazed Door

Entrance Vestibule (5' 7" x 4' 2") or (1.71m x 1.27m)

With tiled floor and walls. Coved ceiling.

Inner Hall

Radiator, coved ceiling and wall lights.

Bedroom 1 (13' 8" x 14' 1") or (4.17m x 4.29m)

With wall lights, radiator, double glazed window and coved ceiling.

Bedroom 2 (14' 2" x 15' 9") or (4.32m x 4.80m)

With double glazed window, radiator, coved ceiling and wall lights. Built in wardrobe and dressing table.

Bathroom (13' 0" x 9' 5") or (3.95m x 2.86m)

Fully tiled floor and walls. Low level WC, bidet, panelled bath with mixer tap and hand held attachment. Double glazed window, coved ceiling, shower enclosure with mains shower. Vanity unit with built in sink, heated towel rail and shaving point.

Bedroom 3 (9' 5" x 13' 6") or (2.86m x 4.11m)

With double glazed window, wall lights, radiator, built in wardrobes and dressing table. Telephone point.

Living Room (24' 6" x 14' 1") or (7.48m x 4.30m)

With two double glazed window, three radiators, gas fireplace, two TV points and coved ceiling. Large feature window to hall and wall lights.

Kitchen/Dining Room (14' 1" x 15' 7") or (4.29m x 4.74m)

With two double glazed windows, stainless steel sink, drainer and mixer tap. Fully tiled floor and walls. Integrated fridge, eye-level double Neff oven, induction hob with extractor hood over. Wall, base and drawer units. Breakfast bar, coved ceiling and radiator.

70 Kings Road, Llandybie, Ammanford, Carmarthenshire.

Utility Room (12' 6" x 14' 1" Max) or (3.82m x 4.29m Max)

With base and drawer units. Stainless steel sink, drainer and mixer tap. Space for gas oven, plumbing for washing machine and dishwasher. Access to loft space. Fully tiled floor and walls. Worcester gas boiler and integrated fridge. Airing cupboard with slatted shelves, hot water cylinder and radiator. Two double glazed windows.

Inner Hall

With radiator, coved ceiling, cloak cupboard and tiled floor.

Reception Hall (19' 8" x 11' 0") or (6.00m x 3.36m)

With tongue and groove wall panelling. Tiled floor, radiator, two double glazed patio doors. Coved ceiling.

Integral Garage (28' 0" x 12' 5") or (8.53m x 3.79m)

With radiator, double glazed window, electric up and over door. Power and light. Base units with stainless steel sink and mixer tap.

W.C. (5' 5" x 3' 5") or (1.65m x 1.04m)

Double glazed window, tiled floor, tiled wall and low level WC.

Basement Garage/Workshop (27' 0" x 11' 9") or (8.22m x 3.59m)

With two double glazed windows and door. Up and over door. Concrete floor, power and light.

Basement Room/ Workshop (27' 4" x 11' 9") or (8.33m x 3.59m)

With four radiators, power and light.

EXTERNALLY

The property sits within a spacious, low-maintenance plot, attractively landscaped with a variety of mature shrubs and bushes. It offers several seating areas, ample parking for multiple vehicles, and benefits from electric entrance gates to the front. Additional external features include a greenhouse, outside tap, and exterior lighting.

Former Stable

The former stables provide excellent potential and are equipped with power and lighting. The building comprises four stables and a tack room, with external stairs to the side leading to a versatile first-floor space, suitable for a range of uses (subject to any necessary consents).

Viewing

By appointment with the selling agents.

Local Authority

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

G

Directions

From Llandeilo take the A483 sign posted Ammanford. Proceed on this road for approximately 3 miles into the village of Llandybie. At the cross roads take the left turn and then the next right, passing over the railway crossing into Kings Road continue up the hill and the property can be found on the left hand side.



