



Ty Tadcu, 4 Llys Y Nant, Llandybie SA18 2TL

Offers in the region of £400,000

EER:70/79

Individually Architect Designed
Five Bedroom Dormer Style
En-Suite Facilities & Utility
Gas Central Heating
Integral Garage & Ample Parking
Sought After Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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DE/RO/78199/230920

DESCRIPTION

Designed by a local architect, built by local craftsmen and finished to a high specification is this unique and beautifully presented family home. This five bedroom dormer style property is situated in a sought after location in the popular village of Llandybie and offers versatile accommodation. The property enjoys a balcony off the master bedroom, en-suite facilities and three reception rooms. There is a driveway offering ample parking, an integral garage and front & rear gardens. The village of Llandybie offers good basic amenities and public transport services including the Heart of Wales railway line. The main shopping and leisure facilities are located at Ammanford town centre. Viewing is essential to appreciate the accommodation and location of this property.

ENTRANCE PORCH

Enter via double glazed door with feature stained glass side panels, ceramic tiled flooring.

LOUNGE

21'8 (max) x 14' (max) (6.60m (max) x 4.27m (max))
Triple glazed windows to side and rear, electric fire in feature surround, double panel radiator. (N.B. Walls are angled)

SITTING ROOM

18'9 (max) x 12'6 (max) (5.72m (max) x 3.81m (max))
Two triple glazed windows to front, feature fireplace housing electric fire with tiled hearth, double panel radiator.

DINING HALL

15'3 (max) x 18' (max) (4.65m (max) x 5.49m (max))
Wrought iron feature staircase to first floor galleried landing, wall lights, vaulted ceiling, ceramic tiled flooring, triple glazed French doors to side, 2 double panel radiators. (N.B. Walls are angled)

KITCHEN

20'11 x 11'11 (6.38m x 3.63m)
Double glazed window to garden, fitted with a range of wall, display and base units, 1½ bowl sink and drainer unit, integrated dishwasher and fridge, 5 ring gas cooker with

double electric oven, warming oven and grill, dresser style unit, tiled splash back, ceramic tiled flooring, double panel radiator, double glazed French door to rear.

UTILITY

Double glazed window to side, fitted with base units, stainless steel sink unit, ceramic tiled flooring, radiator.

BEDROOM ONE

18'1 (max) x 10' (max) (5.51m (max) x 3.05m (max))
Double glazed window to rear, fitted wardrobes, dressing table and bedside cabinet, double panel radiator. (N.B. Walls are angled)

EN-SUITE SHOWER ROOM

6'10 x 5'3 (2.08m x 1.60m)
Tiled shower cubicle with electric shower, WC, wash hand basin, part tiled walls, ceramic tiled flooring, single panel radiator.

FIRST FLOOR LANDING

Airing cupboard, under eaves storage cupboard, shelving, radiator.

BEDROOM TWO

14'1 x 12' (4.29m x 3.66m)
Under eaves storage cupboard, radiator, triple glazed French door to balcony,

EN-SUITE BATHROOM

14'5/7'7 x 7' (4.39m x 2.13m)
Triple glazed windows to side, step up to tiled bath, WC, pedestal wash hand basin, heated towel rail.

BEDROOM THREE

15'6 (max) x 10'7 (max) (4.72m (max) x 3.23m (max))
Double glazed window to rear, double panel radiator. (N.B. Walls are angled)

BEDROOM FOUR

12'10 x 12' (3.91m x 3.66m)
Double glazed window to rear, radiator.

BEDROOM FIVE

12' x 10' (3.66m x 3.05m)
Triple glazed window to front, 2 walk-in storage cupboards, under eaves storage, double panel radiator.

FAMILY BATHROOM

Two Velux windows, Victorian roll top bath with mixer tap, shower cubicle with shower and jets, WC, wash hand basin, tiled

walls and flooring.

EXTERNALLY

To the side a tarmacadam driveway leading to the **INTEGRAL GARAGE 18'1 x 13'1**. The front garden is laid to lawn with flowers, shrubs and paved patio area. To the rear is an enclosed garden mainly laid to lawn with an abundance of flowers, shrubs and trees. There are 3 external sockets, tap, **SUMMER HOUSE**

INTEGRAL GARAGE

18'1 x 13'1 (5.51m x 3.99m)
Up and over door, double glazed door to rear garden, **BOILER ROOM** which is currently utilised as an additional utility room with plumbing for washing machine and a Worcester gas boiler providing domestic hot water and central heating.

SERVICES

We are advised all mains services are connected to the property. TBC.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford office, proceed back along College Street and continue until reaching the village of Llandybie. Taking the right hand turning into Camber Road. On reaching the T-Junction, take a right hand turning onto Kings Road and then a right hand turning into the lane leading up to Llys Y Nant immediately before the new development. The property is located on the left hand side.