



**Kings Road  
Llandybie  
Ammanford  
Carmarthenshire  
SA18 2TL**

**Offers In Excess Of £285,000**

**bettermove**

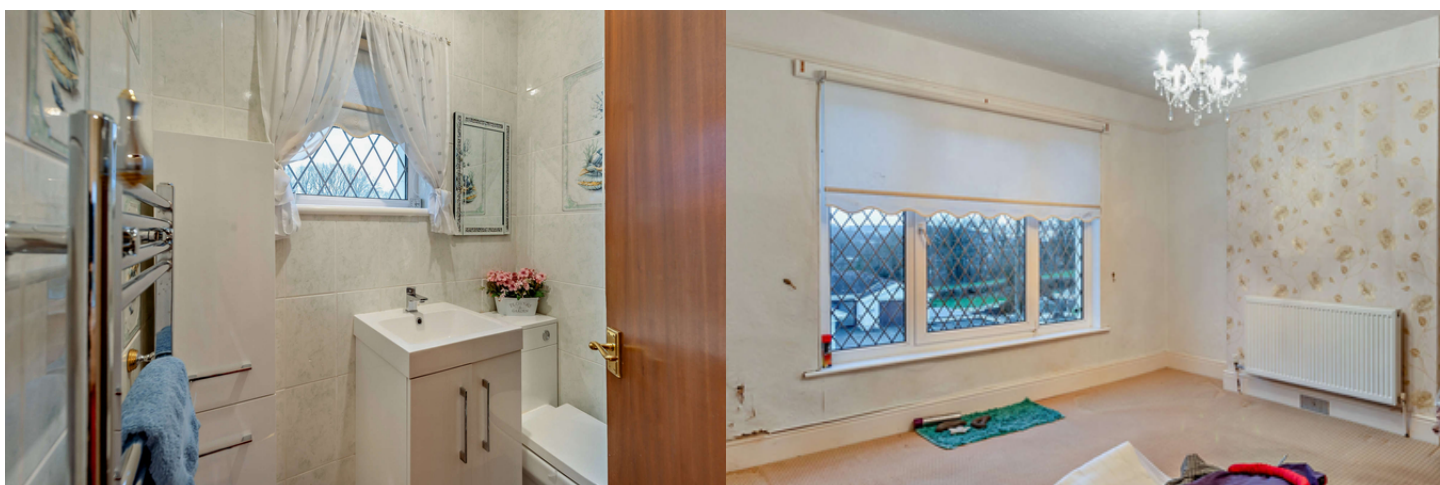
# Kings Road Ammanford

Bettermove are proud to present this 3 bedroom detached house in Llandybie available with no forward chain.

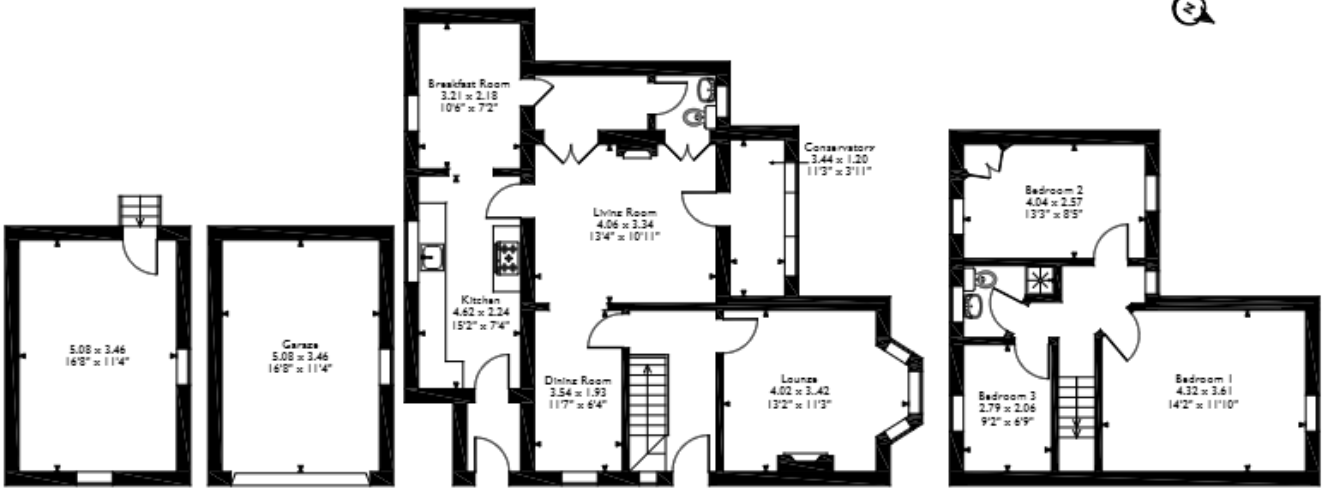
The property benefits from double glazing, gas central heating throughout and has parking available via the drive and garage. The council tax band is E.

The interior of this beautifully presented property comprises a spacious 2 lounge rooms, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of X, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from M4, Llandybie Rail Station and Local Bus Routes.



Kings Road, Llandybie, Ammanford  
 Approximate Gross Internal Area  
 Main House = 118 Sq M/1270 Sq Ft  
 Garage = 18 Sq M/194 Sq Ft  
 Outbuilding = 18 Sq M/194 Sq Ft  
 Total = 154 Sq M/1658 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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