



7 Campbell Road, Llandybie

Offers In Region Of £350,000



Calow Evans
Estate Agents

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Introducing an exceptionally spacious double-fronted property right in the heart of Llandybie. This semi-detached home is ideal for those who appreciate generous living spaces, featuring five well-appointed bedrooms, two elegant reception rooms, en-suite facilities, and a versatile dressing room or nursery. The warmth and charm of log burners in both the sitting room and lounge/diner create an inviting atmosphere, perfect for entertaining or relaxing. Externally, this property excels with off-road parking, a double integral garage, and a wonderfully sized rear garden that is perfect for family activities or gardening enthusiasts. With gas-fired central heating and owned solar panels for energy efficiency, this home is as practical as it is appealing. Viewing is essential to fully appreciate the remarkable space and lifestyle this property offers!





Accommodation:

Entrance Vestibule

Parquet flooring, single panel radiator.

Entrance Hallway

Stairs to first floor, double panel radiator.





Sitting Room

6.68m x 2.67m (21'11" x 8'9")

Double glazed windows to side & rear, two double panel radiators, parquet flooring, log burner set in fireplace.

Kitchen/Breakfast Room

4.5m x 3.78m (14'9" x 12'5")

Double glazed window & door to side, fitted with a range of wall & base units, Belfast sink with mixer taps and set in granite work surfaces, central island with granite work surface, gas cooker point, extractor fan, wine cooler, integrated fridge, wall mounted gas boiler set in cupboard and providing domestic hot water and central heating, upright radiator, part tiled walls, tiled floor, coved ceiling, cupboard housing Worcester gas boiler (installed in 2022).

Lounge/Diner

8.2m x 4.19m (26'11" x 13'9")

Oak flooring, 3 radiators, double glazed window to side, double door to rear, double door to front.



Inner Hallway

Single panel radiator, tiled floor.

Shower Room

2.01m x 1.91m (6'7" x 6'3")

Double glazed window to side, heated towel rail, shower enclosure with electric shower, WC, pedestal wash hand basin.

Utility Room

1.91m x 1.68m (6'3" x 5'6")

Double glazed window to side, sink & draining board, plumbing for washing machine.



First Floor Landing

Single panel radiator

Bedroom One

4.24m x 3m (13'11" x 9'10")

Double glazed window to front, single panel radiator, storage cupboard.

Dressing Room

3.35m x 1.57m (11'0" x 5'2")

Double glazed window to rear.





Ensuite

2.84m x 2.16m (9'4" x 7'1")

Double glazed window to side, single panel radiator, suite comprising panelled bath, WC, wash hand basin in vanity cupboard part tiled walls.

Bedroom Two

7.7m x 3.1m (25'3"/16'1" x 10'2")

Double glazed window to rear, single panel radiator, built in wardrobes.

Bedroom Three

4.04m x 3.07m (13'3" x 10'1")

Double glazed window to front, single panel radiator, laminate flooring, built in wardrobes.



Bedroom Four

4.17m x 2.84m (13'8" x 9'4")

Double glazed window to rear, single panel radiator.

Bedroom Five

3.3m x 2.69m (10'10" x 8'10")

Double glazed window to rear, single panel radiator.

Bathroom

3.89m x 1.93m (12'9" x 6'4")

Double glazed window to side, heated towel rail, 'Respatex' panelled walls, suite comprising panelled bath, shower enclosure with mains shower & rain shower, WC, wash hand basin in vanity cupboard.



Double Integral Garage

6.48m x 4.67m (21'3" x 15'4")

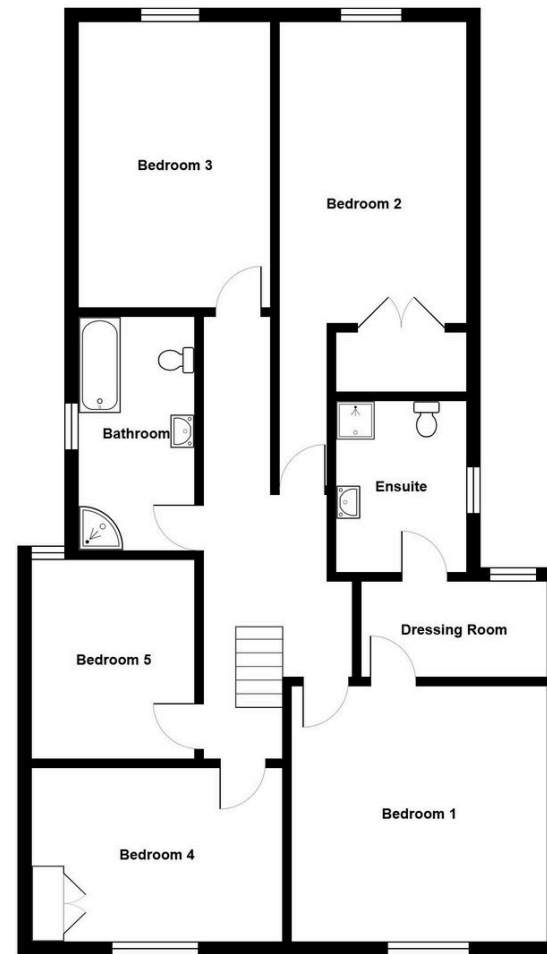
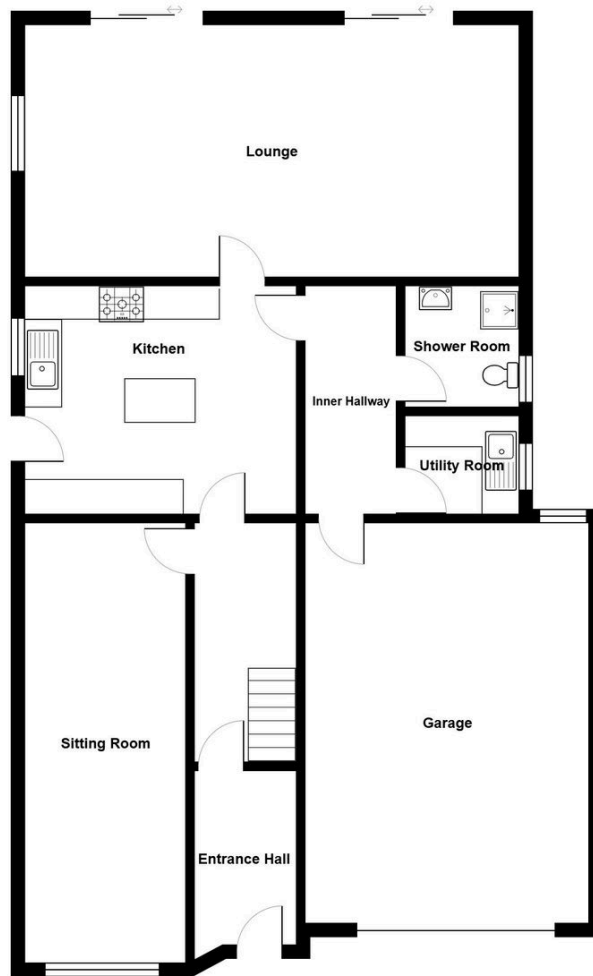
Double glazed window to rear, with electric remote controlled garage door, electric car charging point.

Externally

Off road parking to the front, double integral garage, side pedestrian access to a larger than average rear garden mainly laid to lawn, paved patio area with pergola, further raised patio area to rear overlooking the stream, block built workshop, timber storage shed.

Services

We are advised that mains services are connected.



All measurements are approximate and for display purposes only



Address

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