



Dol Y Dderwen , Ammanford SA18 2GA

- End Terrace Property
- Bathroom & En-suite
 - Rear Garden
- uPVC Double Glazing
 - Freehold
- Three Bedrooms
- Off Road Parking
- Gas Fired Central Heating
 - EPC: C
- Council Tax Band: C

Asking Price £189,950 Freehold





Location

Leave Ammanford on College Street continue to Bonllwyn green taking a right into Myddynfych Drive. Take the first left and a further left towards Riverway. Proceed into Dol Y Dderwen estate, continue through the main estate bearing right then left. Take the 2nd right and the property can be found on the right hand side.

Discription

Cymru Estates are please to offer for SALE this three bedroom end terrace property, located on an estate on the outskirts of Ammanford town centre. the accommodation briefly comprises of hallway, cloakroom, kitchen/breakfast room, reception room, to first floor you can find master bedroom with en-suite, two further bedrooms and a family bathroom. The property benefit from uPVC double glazing, gas fired central heating. Parking spaces to front and a rear garden. EPC: C

Entrance Hallway

Single radiator, laminate flooring, stairs to first floor.

Cloakroom

uPVC double glazed window to front, single radiator, tiled flooring, low level W.C, pedestal wash basin, extractor fan.

Kitchen

10'9" x 8'8"

uPVC double glazed window to front, single radiator, tiled flooring, Gas fired central heating boiler, fitted with a range of matching base and wall units, work surface and splash back over, 11/2 bowl stainless steel sink unit and mixer taps, plumbing for automatic washing machine, integral oven, gas hob, extractor fan.

Lounge

14'0" x 12'6"

uPVC double glazed window to rear, uPVC double glazed patio doors leads to rear garden area, two radiators, under stairs storage.

Landing

Hatch to roof space, built in storage cupboard.

Bedroom 3

6'9" x 6'6"

uPVC double glazed window to rear, single radiator.

Master Bedroom

9'11" x 9'3"

uPVC double glazed window to rear, single radiator.

En-Suite

Fitted with a three piece suite comprising of pedestal wash hand basin, low level WC, shower cubicle with electric shower, tiled flooring, part tiled walls, extractor fan, radiator.

Bedroom 2

10'2" x 9'2"

uPVC double glazed window to front, single radiator.

Family Bathroom

7'1" x 6'6"

uPVC double glazed window to front, radiator, tiled flooring, part tiled walls, fitted with a three piece suite comprising of bath, pedestal wash hand basin, low level WC, shaver point.

External

Two tarmacadam parking spaces to front with paved footpath and lawned areas.

Side pedestrian access.

Rear garden with paved patio area, artificial grass area, decked area.

Disclaimer

GENERAL INFORMATION

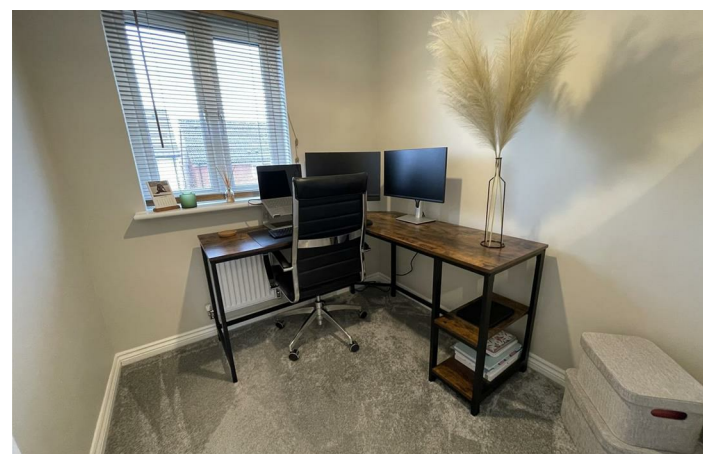
VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

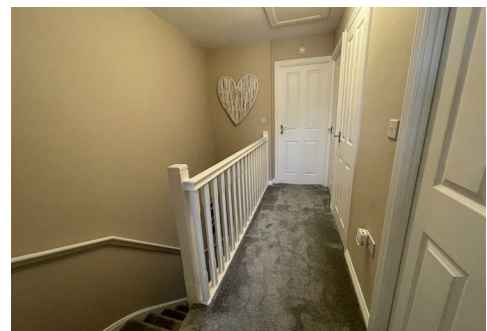
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

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These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

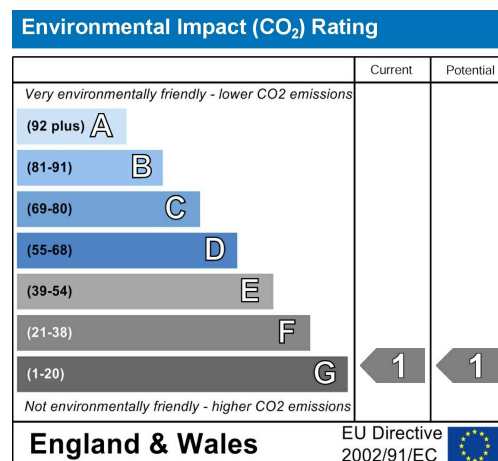
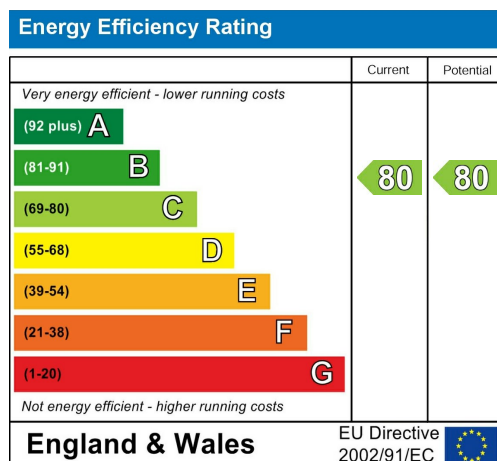








Local Authority Carmarthen county council
Council Tax Band C
EPC Rating C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.