

**Approximate total area<sup>(1)</sup>**  
979.36 ft<sup>2</sup>  
90.99 m<sup>2</sup>

**Reduced headroom**  
3.26 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

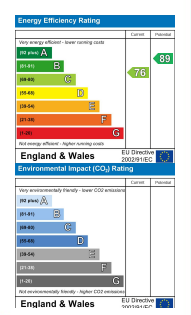
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**105 Dol Y Dderwen, Tir Y Dail, Ammanford, Carmarthenshire, SA18 2GE**

- Detached Traditional Property
- Three Bedrooms
- Cloakroom, Bathroom & En-suite Shower-room
- Integral Garage & Off-road Parking
- Rear Enclosed Garden
- Prime Residential Estate
- Viewing Recommended
- EPC RATING C. COUNCIL TAX BAND D.



**Price £224,950**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Mains water, gas, electric and sewerage. We have not checked or tested any of the services or appliances at the property.  
TAX: Band D

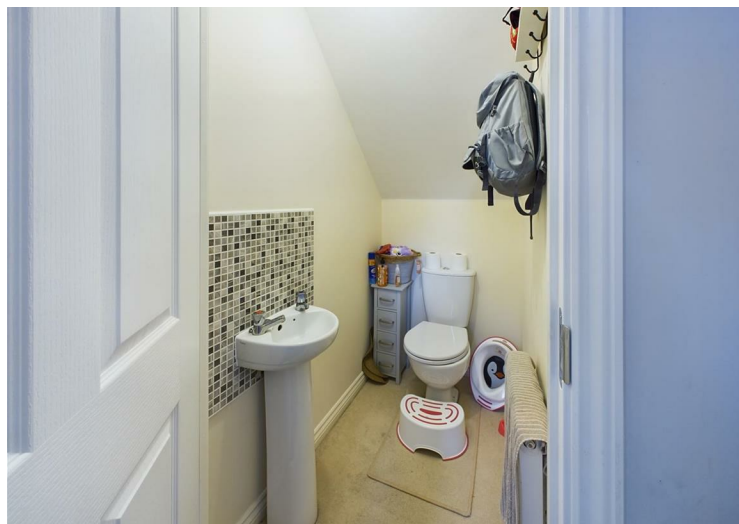
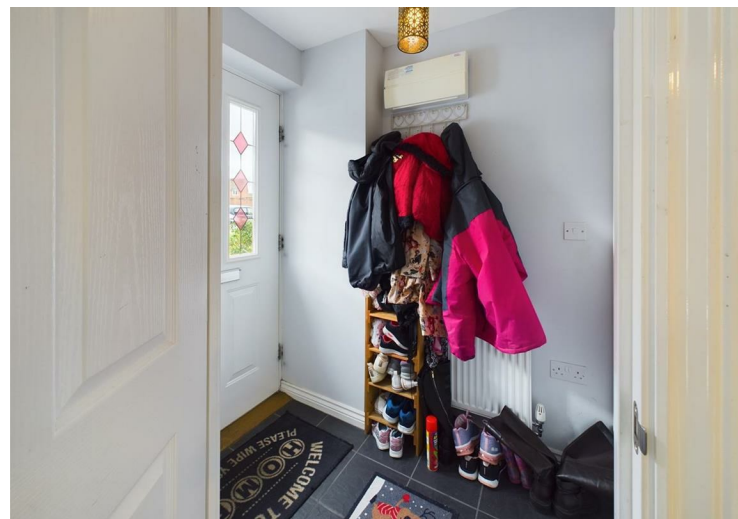
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/0324/draft

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Situated in a very popular village on the outskirts north of Ammanford we have for sale this three bedroom, detached property which offers ample off-road parking, integral garage and a spacious master bedroom with en-suite. With one owner from new this property is looking for the next owner ready to love the home as much as the current vendors. Located in a sought after residential estate, this property offers modern living for all the family in a fantastic neighbourly area. Viewing highly recommended to appreciate what this property offers the lucky buyer, so call us today on 01269 596659. EPC RATING C.

Accommodation comprises : Hallway, cloakroom, lounge, kitchen/diner, landing, bathroom, three bedrooms-master with an en-suite. Externally, open-aspect low-maintenance frontage with driveway and two parking spaces as well as an integral garage. To the rear, the garden has a mixture of lawn and patio and beyond the garden is woodland.

Ammanford is one of the first Carmarthenshire towns you encounter when driving in from the east, situated within striking distance of the Brecon Beacons National Park and its atmospheric Black Mountain. Look out for 'Y Twrch Trwyth', the wild boar that none other than King Arthur and his knights are said to have hunted on the slopes of the Amman Valley; the beast can be seen on historical trail boards and sculptures around Ammanford. More contemporary legends from the area include rugby hero Shane Williams, the flying winger who has played for The Ospreys, Wales and the British Lions, and Alex Jones, co-presenter of The One Show.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\* Neighbours in the private cul-de-sac have right-of-way to cross over the private road. There is a bit of wood land and then a river located to the rear of the boundary. There are restricted covenants on the property, tbc. Planning for new development off the adjacent cul-de-sac, ref no: PL/06515. All mobile networks available. Broadband availability-Basic (8 Mbps), Superfast (53 Mbps) & Ultrafast (1000 Mbps). The property is a coal mining area; a mining report is recommended.

**HALLWAY**

**CLOAKROOM**  
4'11" x 3'2" (1.52 x 0.97)

**LOUNGE**

15'3" x 9'6" (4.67 x 2.92)

**KITCHEN AREA**

12'11" x 7'10" (3.96 x 2.40)

**DINER AREA**

8'7" x 7'8" (2.63 x 2.36)

**LANDING**

**BATHROOM**

6'9" x 5'6" (2.06 x 1.70)

**BEDROOM 1**

14'11" (max) x 11'9" (max) (4.57 (max) x 3.60 (max))

**EN-SUITE SHOWER ROOM**

6'10" (max) x 5'5" (max) (2.10 (max) x 1.67 (max))

**BEDROOM 2**

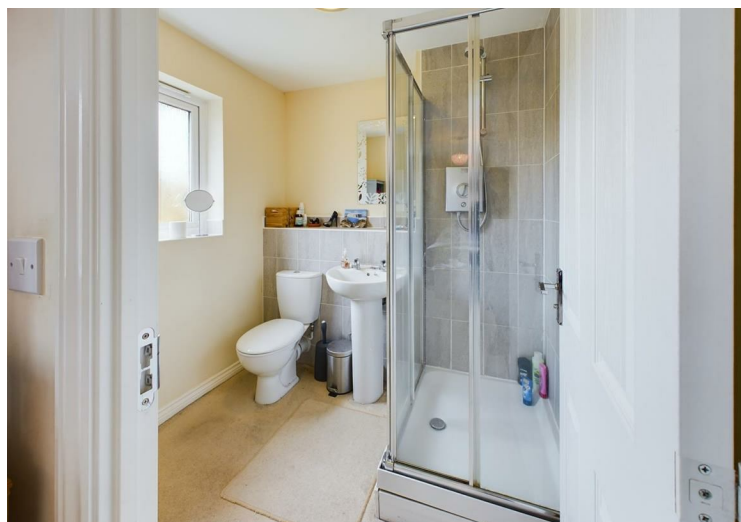
11'5" x 8'3" (3.49 x 2.54)

**BEDROOM 3**

9'3" (max) x 6'4" (max) (2.83 (max) x 1.95 (max))

**INTEGRAL GARAGE**

16'6" (max) x 8'2" (max) (5.03 (max) x 2.49 (max))



**DIRECTIONS**

Leave Ammanford on "College Street" and follow the road to Bonllwyn. At the end of the green turn right onto "Old Road" then take the next left "Myddynfych Drive" and then left again onto "Heol Llwyd". Follow the road straight up into "Dol Y Dderwen" and follow the site to the back, the property will be situated on your left, number 105, before the last cul-de-sac.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.