

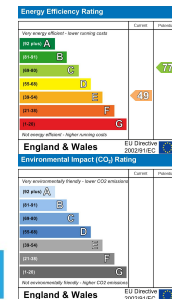


39 Myddynfych Drive, Tir Y Dail, Ammanford, Carmarthenshire, SA18 2EB

- Semi-detached Property
- Kitchen/dining Area & Utility Area
- Off-street parking for multiple cars
- New external render
- Chain-free
- Two Bedrooms
- Detached Garage
- Large Rear Garden
- Needs some updating
- EPC RATING E

Offers In Excess Of £125,000

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



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The Agent that goes the Extra Mile





Calling all first time buyer! Property alert! Chain-free and ready to view in one of Ammanford's most popular established residential estates just a short distance from Ammanford town center. This property needs a general upgrade throughout but once done with an added bonus off the off-road parking, garage and larger than average rear garden, this property will make a lovely home for the lucky purchasers. Call us today on 01269 596659. EPC RATING E. COUNCIL TAX BAND A.

Accommodation comprises : Hallway, lounge through to kitchen/diner through to utility area, storage cupboard, landing, bathroom and two bedrooms. Externally, enclosed frontage laid with a lawn area and then driveway to the side of the property which leads to a garage and rear garden. A good-size enclosed rear garden which is laid to lawn and two storage sheds.

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

BEDROOM 2

HALLWAY

LOUNGE

KITCHEN/DINER

UTILITY ROOM

STORAGE CUPBOARD

LANDING

BATHROOM

BEDROOM 1



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.