

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

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31 Maes Piode, Llandybie, Ammanford, Carmarthenshire, SA18 3YS

- Three bedrooms (two double)
- Semi-detached
- Close to the amenities of Llandybie
- In need of modernisation
- Front and rear garden
- Garage available to rent from council
- Parking to the rear of property
- Freehold
- Double glazing
- EPC: TBC

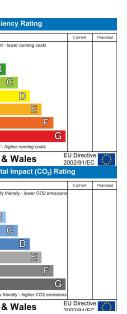
Offers In Excess Of £125,000

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The Agent that goes the Extra Mile





DIRECTIONS

From Ammanford head north up Llandybie Road which becomes Ammanford Rd, When entering Llandybie, take a left on Blaenau Rd (same junction as High St) then second right onto Maes Piode. Take first left and on the bend take first left again into the parking area for the rear of the house. Parking is behind the 3rd house on the right. What 3 Words: Losing. Cakewalk. Compacts

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