



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

2 Bancydderwen
Derwydd Road
Ammanford
Carmarthenshire.

Price Offers in excess of £250,000



- Charming Character Cottage
- Standing in Spacious Grounds of Just under a third of an Acre
- In need of Modernisation & Update
- Convenient Location in a Semi Rural Location
- Stunning Countryside Views
- 3 Bedrooms, Shower Room and Bathroom
- EPC: Pending

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

Unlock the potential of this period cottage located in the quiet scenic spot of Derwydd with far reaching views over the surrounding countryside.

Tel: **01558 823 601**

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Bancydderwen, Derwydd Road, Ammanford, Carmarthenshire.

Property Description

A charming country cottage standing in grounds of just under a third of an acre with panoramic views of the surrounding area. Set in the village of Derwydd in a convenient location.

The property does require modernisation and update with much potential for extending, built of traditional construction under a slated roof with front stone elevation, retaining many original features to include the original windows, french doors, quarry tiled floor and fireplaces.

Situated in a popular location between Llandeilo and Ammanford towns which offer a wide and varied range of amenities to include a bank, shops, offices and schools. Llandybie is within 2 miles with primary school and local amenities and the M4 Motorway junction at Pont Abraham is within easy commuting distance and gives good road links to the rest of the country.

The area is a well known tourist destination with popular attractions of Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales are all within a short drive away.

The accommodation comprise side entrance door to snug/porch area, shower room, kitchen/dining/living area, lounge, 3 bedrooms and bathroom.

Entrance

Double glazed door to:

Front Porch/Snug

Roof light. Double glazed window, timber surround and panelled ceiling.

Shower Room (7' 6" x 5' 0") or (2.29m x 1.52m)

With pedestal wash hand basin, low level wc and large walk in shower with sliding doors and shower unit. Heated towel rail, double glazed windows, respatex walls and built in shelving. Extractor fan, electric heater and panelled ceiling.

Kitchen / Dining / Living Room (19' 5" x 12' 5") or (5.93m x 3.78m)

With bay incorporating double glazed windows and french doors. Feature open fireplace with timber surround and tiled hearth. Picture rail and built in cupboard and shelving. 2 electric heaters. Range of base and drawer units with shelving, fitted worktops and stainless steel sink unit with mixer tap. Plumbing for washing machine, respetex walls, appliance space, part panelled ceiling and under stairs cupboard.

Hall

With quarry tiled floor, dado rail, side door and window. Stairs for first floor.

Lounge (11' 1" x 10' 7") or (3.38m x 3.22m)

Quarry tiled floor, tiled open fireplace with mantle and hearth, window to front and built in cupboards.

First Floor

Bancydderwen, Derwydd Road, Ammanford, Carmarthenshire.

Landing

Window, dado rail and access to roof space.

Bathroom (9' 1" x 6' 11") or (2.76m x 2.11m)

Pedestal wash hand basin and low level WC. Pull switch and window with scenic views.

Bedroom 1 (11' 3" Max x 7' 1") or (3.43m Max x 2.17m)

Sash window with views to front. Pull switch.

Bedroom 2 (12' 11" x 8' 10") or (3.93m x 2.68m)

Window to front. Pull switch.

Bedroom 3 (10' 9" x 8' 10") or (3.27m x 2.70m)

Pull switch and sash window to rear.

EXTERNALLY

The property is approached via double entrance gates to ample parking and turning area with pedestrian gate to a graveled area with concrete paths.

Pedestrian gate to concrete patio

Double gates and pedestrian gateway down to a spacious garden area

Stunning views over the surrounding countryside and beyond

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Te. No. 01267 234567.

Broadband and Mobile phone

Broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity and mains water. Private drainage.

Tenure

Freehold

Directions

From Llandeilo continue over the bridge on the A483 to Ffairfach. At the traffic lights continue straight on towards Ammanford for approximately 4 miles. In the village of Derwydd turn right by the coffee shop (the old College Pub). Continue along this road and the property will be found on the left hand side.

