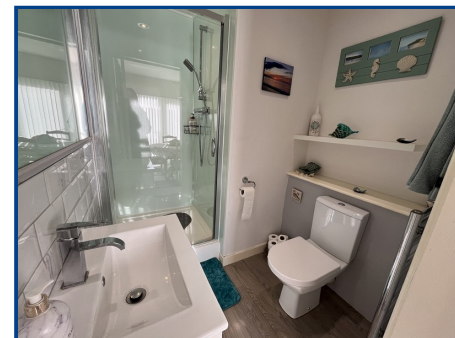




**Chartered Surveyor, Valuers,
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**Gan Y Ddol
Derwydd Road
Ammanford
Carmarthenshire SA18 2NJ**

Price £380,000



- Detached Modern 2/3 Bedroom Bungalow
- Summerhouse/Studio
- Oil Central Heating
- Double Glazing
- Versatile Accommodation
- Stunning Views over the surrounding countryside
- EPC: D55
- Timber balcony and mature garden

General Description

A conveniently located modern bungalow with spectacular views over the surrounding farmland.

EPC Rating: D55

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

Important notice

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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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Derwydd Road, Ammanford, Carmarthenshire.

Property Description

Ideal for country living, this modern detached 2/3 bedroom bungalow with summerhouse/studio and enclosed garden with raised decking to enjoy the fabulous views.

Modernised by the current owner to provide a spacious family home with versatile accommodation which has the benefit of oil central heating and double glazing.

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 Dindefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales are all within a short drive away.

Viewing is highly recommended to appreciate its semi rural location yet being convenient to Derwydd village and the nearby towns of Llandeilo and Ammanford.

The accommodation comprises

Double Glazed Door

With decorative panels, to:

Entrance Hall (6' 1" x 6' 9") or (1.85m x 2.05m)

With tiled floor, coved ceiling, built in cupboard with hanging rail and radiator.

Kitchen / Breakfast Room (9' 7" x 16' 6") or (2.92m x 5.03m)

With a range of wall, base and drawer units with fitted worktops and breakfast bar, wine rack, stainless steel bowl and a half sink unit with mixer tap, electric integrated oven and hob with extractor hood above. Tiled floor, double glazed window with scenic views, double glazed stable door, attractive feature brick chimney breast with double sided log burner. Coved ceiling, part tiled walls and wall light.

Dining Room / Bedroom (17' 0" x 9' 7") or (5.18m x 2.92m)

(L shaped) Radiator, laminate floor, side double glazed window and patio doors to front. Wall light.

Utility cupboard (2' 11" x 2' 8") or (0.89m x 0.81m)

With plumbing for washing machine, shelving and down light. Folding door.

Shower Room (6' 0" x 7' 1" Max) or (1.83m x 2.16m Max)

(narrowing down to 1.17m) With low level wc, vanity unit with wash hand basin and mixer tap and shower enclosure with mains shower. Part respatex and part tiled walls. Down lights, extractor fan, heated towel rail, laminate floor and shelving. Folding door.

Lounge (16' 1" x 13' 0") or (4.89m x 3.97m)

Feature oak mantle and slate hearth with log burner. Sliding doors to balcony area, oak engineered flooring, coved ceiling, TV point, double glazed window, radiator, telephone point and wall lights.

Bedroom 1 (15' 2" x 9' 8") or (4.62m x 2.94m)

With double glazed french doors out to the balcony with fabulous views, coved ceiling and radiator.

Derwydd Road, Ammanford, Carmarthenshire.

Shower Room (9' 0" Max x 5' 8") or (2.75m Max x 1.73m)

With walk in shower enclosure with water fall shower unit and hand held attachment, low level wc and wash hand basin with mixer tap and drawers below. Tiled floor, double glazed window, coved ceiling, down lights, extractor fan and pull switch. Heated towel rail, respastex and part tiled walls.

Inner Hallway

With coved ceiling, access to roof space and storage cupboard with slatted shelves.

Walk-in Airing Cupboard

Walk-in Airing Cupboard with double glazed window, heated towel rail and shelving. Coved ceiling and pull switch.

Bedroom 2 (15' 1" x 9' 9") or (4.61m x 2.97m)

2 double glazed window, coved ceiling and radiator.

Study/Dressing Room (8' 6" x 5' 2") or (2.58m x 1.58m)

Radiator, double glazed window and coved ceiling.

EXTERNALLY

The property is approached via gated entrance gates to a gravelled entrance driveway with parking area. Front garden with shrubs and borders.

Outside light and outside tap.

Timber balcony overlooking the rear enclosed garden area with greenhouse, pond and garden shed.

A mature garden with an abundance of shrubs and borders with fabulous scenic views over the surrounding countryside and beyond.

Home office (15' 9" x 7' 10") or (4.79m x 2.38m)

This area lends its self to multiple uses ideal as a home office, extra accommodation or hobby room. Steps to double glazed patio doors. 2 double glazed windows, down lights, sky light and electric heater.

Summerhouse (8' 10" x 5' 11") or (2.70m x 1.80m)

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthebn, Tel. No. 01267 234567.

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water

Council Tax

E

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 right and side.

