



6 Dol Y Dderwen, , Ammanford, SA18 2GA

Offers in the region of £277,500

A detached house situated in a popular location on the edge of Ammanford town centre within easy access of schools, shopping and transport facilities.

Accommodation comprises entrance hall, downstairs WC, lounge, dining room, kitchen, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, attached garage and enclosed rear garden.

Ground Floor

Double glazed entrance door to

Entrance Hall

with stairs to first floor, built in cupboard, radiator and cat flap into garage.

Lounge

11'2" x 15'0" (3.42 x 4.59)



with 2 radiators and uPVC double glazed windows and French doors to rear.

Dining Room

9'5" x 7'10" (2.88 x 2.39)



with radiator and uPVC double glazed window to front.

Kitchen

17'7" x 7'9" (5.38 x 2.38)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, radiator and uPVC double glazed French doors to rear.

Downstairs WC

5'6" x 2'8" (1.7 x 0.82)



with low level flush WC, pedestal wash hand basin, radiator, part tiled walls and extractor fan.

First Floor

Landing

with hatch to roof space, built in cupboard,

airing cupboard with hot water cylinder, radiator.

Bedroom 1

12'1" x 14'4" (3.69 x 4.37)



with over stairs alcove, radiator and 2 uPVC double glazed windows to front.

En Suite

6'0" max x 6'4" (1.84 max x 1.95)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, part tiled walls, radiator, extractor fan and uPVC double glazed window to side.

Bedroom 2

14'5" x 8'8" (4.41 x 2.65)



with over stairs alcove, radiator and uPVC double glazed window to front.

Bedroom 3

11'7" x 8'9" (3.54 x 2.67)



with radiator and uPVC double glazed window to rear.

Bedroom 4

10'10" x 7'10" (3.31 x 2.41)

with radiator and uPVC double glazed window to rear.

Bathroom

5'6" min x 6'3" (1.7 min x 1.91)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, extractor fan, heated towel rail and uPVC double glazed window to rear.

Outside



with off road parking to front, side access to rear garden with large decking area, slate garden and part artificial grass area.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

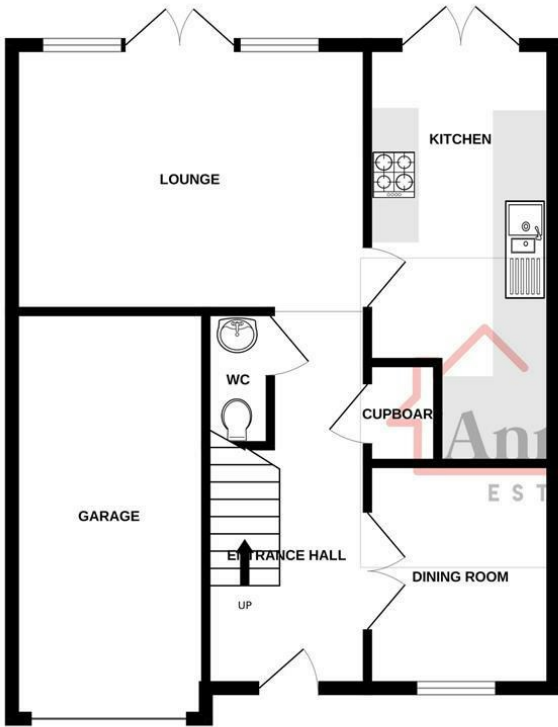
NOTE

All photographs are taken with a wide angle lens.

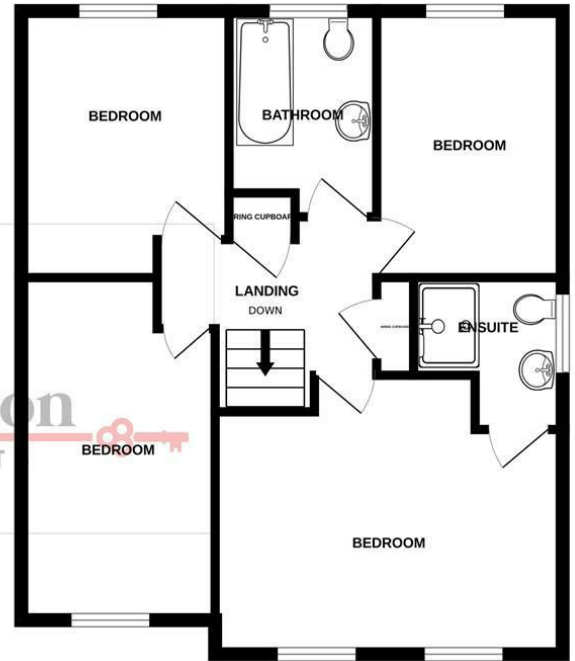
Directions

Leave Ammanford on College Street and travel approximately one mile to the end of the Green in Bonllwyn. Turn right then left into Myddynfych Drive. At the crossroads turn left and proceed for approximately 1/4 mile and the property can be found on the right hand side, identified by our For Sale board.

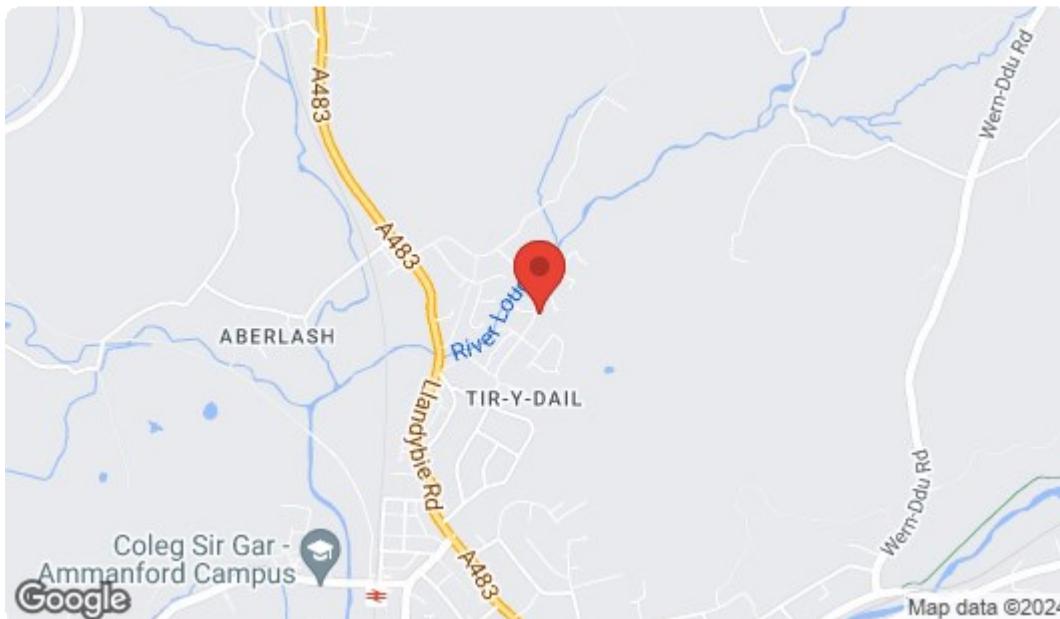
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.