



## **Plas Y Dderwen Waunfarlais Road, Llandybie, Ammanford, SA18 3NG**

**Offers in the region of £369,950**

VIEWING HIGHLY RECOMMENDED to a deceptively spacious detached house set on the fringes of the village of Llandybie and approximately 2 miles from Ammanford town centre with beautiful far reaching views to front and rear. Accommodation comprises entrance hall, lounge, downstairs WC, sitting room, kitchen/diner, Sun Room, 3 double bedrooms one with dressing area and en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, garage, store room and enclosed rear gardens.



## Ground Floor

uPVC double glazed entrance door to

## Porch

with tiled floor, tongue and groove ceiling and uPVC double glazed windows to front.

## Entrance Hall

with stairs to first floor, wood floor, radiator and textured ceiling.

## Downstairs WC

6'0" x 6'2" (1.83 x 1.89)



with low level flush WC, vanity wash hand basin with cupboards under, part tongue and groove walls, part waterproof wallboards, laminate floor and extractor fan.

## Lounge

22'8" x 9'10" (6.92 x 3.01)



with wall mounted electric fire with stone surround, laminate floor, 2 radiators and uPVC double glazed window to side and large window to front appreciating the far reaching views.

## Sitting Room

11'10" x 12'1" (3.62 x 3.70)



with multi fuel fire on tiled hearth, wood floor, radiator, textured and coved ceiling and 2 uPVC double glazed windows to side. Opening to

## Kitchen/Diner

9'2" x 23'2" (2.81 x 7.07)



with range of fitted base and wall units, single drainer sink unit with monobloc tap, 4 ring induction hob, integrated dishwasher, plumbing for automatic washing machine, space for tumble dryer, tiled floor, upright radiator and uPVC double glazed window to side and rear and French doors to

## Sun Room

10'1" x 11'7" (3.08 x 3.54)



with tiled floor and uPVC double windows and French doors to side. Door to

## Integral Garage

16'5" x 13'3" (5.01 x 4.05)

with power and light connected and electric roller door. Door to

## Store Room

11'8" x 12'8" (3.58 x 3.88)

with textured and coved ceiling and uPVC double glazed window to side.

## First Floor

### Landing

with hatch to boarded roof space, radiator, textured ceiling and uPVC double glazed window to front.

### Bedroom 1

9'7" x 10'8" (2.93 x 3.26)



with radiator, textured and coved ceiling and uPVC double glazed window to rear overlooking countryside.

Dressing Area 1.40 x 3.24 with fitted

wardrobes, textured and coved ceiling and downlights.

### En Suite

5'6" x 10'10" (1.69 x 3.32)



with low level flush WC, vanity wash hand basin with drawer under, P shape panelled bath with dual head mains shower and glass screen, laminate floor, waterproof wallboards, heated towel rail, 2 modern wall lights that change colour, textured and coved ceiling and uPVC double glazed window to side.

### Bedroom 2

11'8" x 10'7" (3.58 x 3.25)



with radiator, textured and coved ceiling and uPVC double glazed window to front.



### Bedroom 3

9'2" x 12'4" (2.81 x 3.77)



with radiator, textured and covered ceiling and uPVC double glazed window to rear.

### Bathroom

10'2" x 8'6" (3.12 x 2.61)



with low level flush WC, vanity wash hand basin with cupboards under, built in airing cupboard with slatted shelving, panelled bath, shower enclosure with dual head mains shower, Part Reaptex and Part waterproof wallboards, extractor fan, heated towel rail and uPVC double glazed window to side.

### Outside



with far reaching views over the countryside, off road parking for several cars, outside tap, further gravelled parking to front, side access to rear garden with paved patio, timber shed, brick built store and lawned garden.

### Services

Mains electricity, water and drainage.

### Council Tax

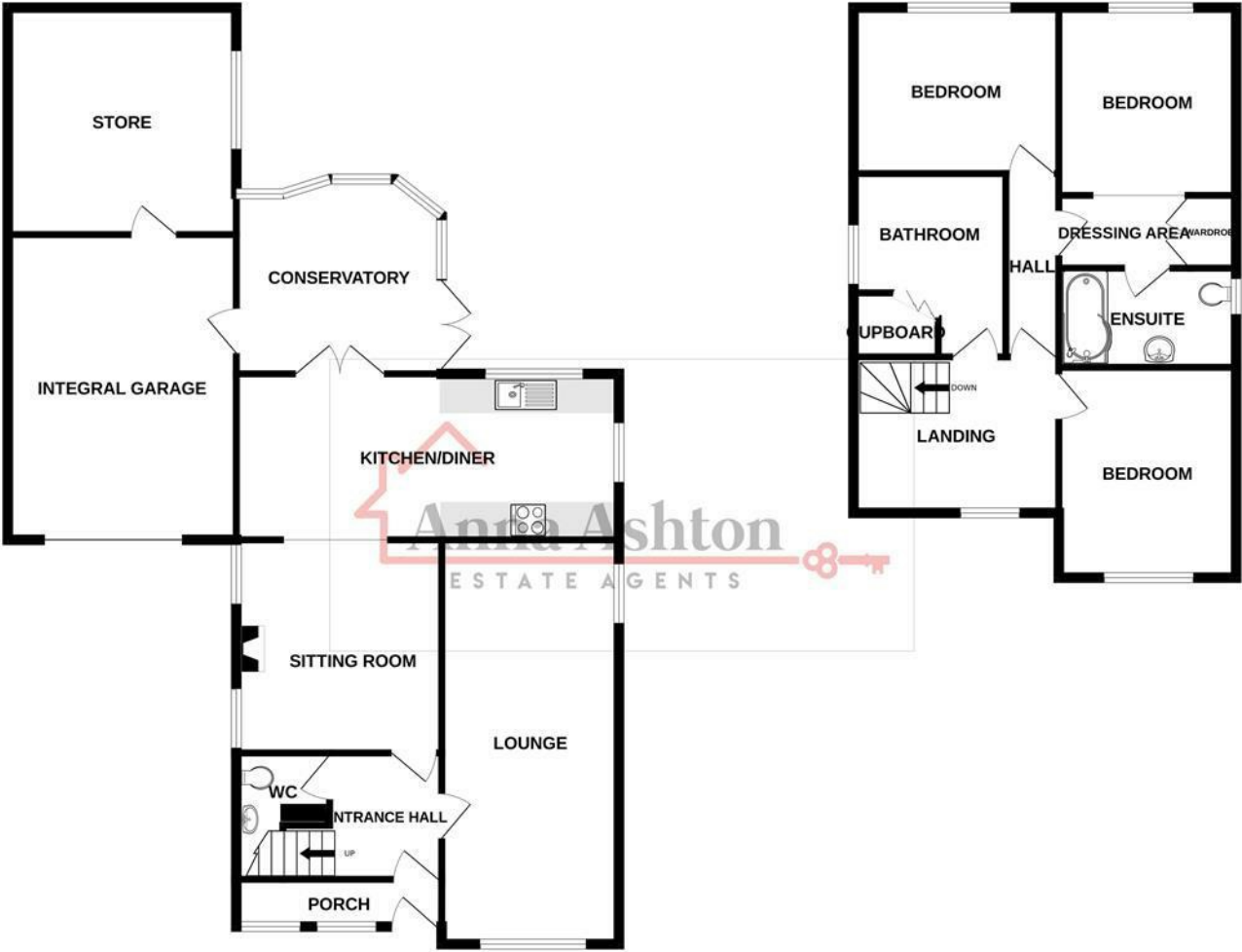
Band E

### NOTE

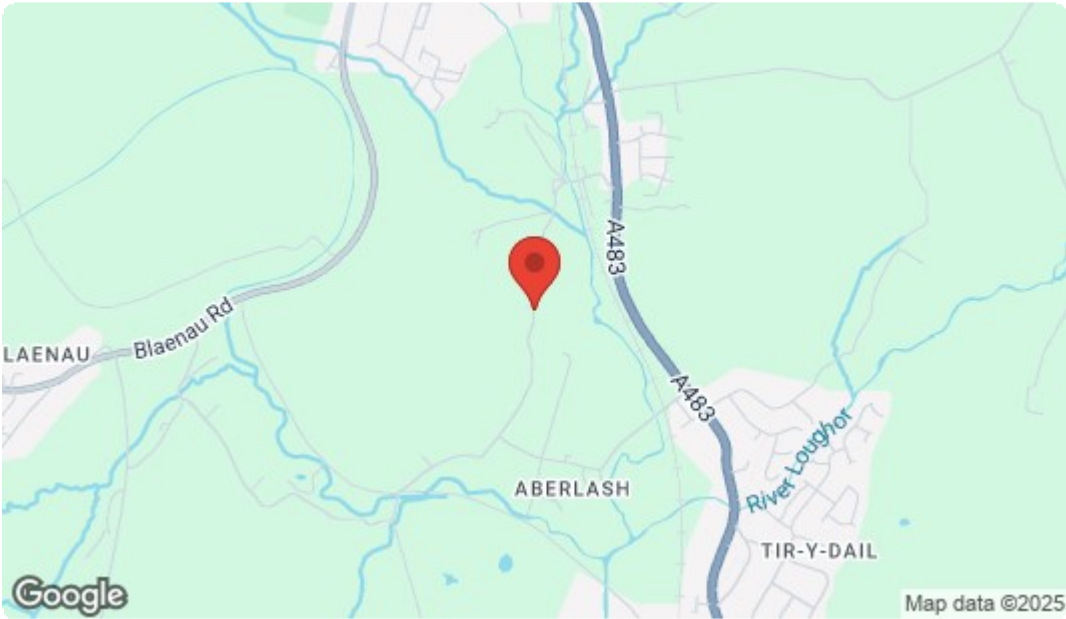
All internal photographs are taken with a wide angle lens.

### Directions

Leave Ammanford on College Street and travel for approximately 1.5 miles to the beginning of the village of Llandybie. Turn first left into Mckays and travel over the railway crossing into Waunfarlias Road and after approximately 0.2 miles the property can be found on the right hand side, identified by our For Sale board.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.