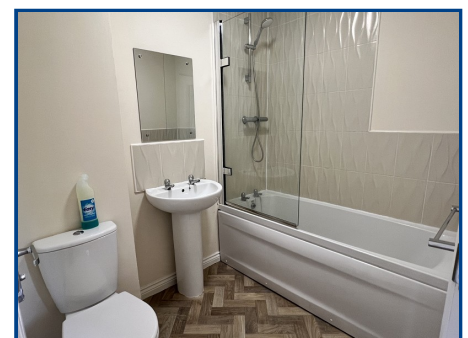


**Dol Y Dderwen  
Ammanford  
Carmarthenshire.**

Price **£159,950**



- Two bedroom end terraced property
- Lounge, kitchen
- Bathroom, Wc
- Upvc glazing
- Gas fired central heating
- Two parking spaces
- Rear garden



**General Description**

We have the pleasure in offering for sale this two bedroom end of terrace property located on an estate of similar properties on the outskirts of Ammanford town centre and its amenities including, banking, shops, public houses, restaurants, places of worship, primary schools, secondary school, leisure centre, bus station, railway station and 7 miles to junction 49 of the M4.

**EPC Rating: C77**

## Dol Y Dderwen, Ammanford, Carmarthenshire.

### Property Description

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The accommodation briefly comprises hallway, Wc, kitchen, lounge, landing, bathroom and two bedrooms.

The property has the benefit of gas fired central heating, Upvc double glazing, parking to front and rear garden.

### Upvc glazed door to

### Hall

Radiator, hard wired fire alarm, tiled floor, stairs to first floor, telephone point.

### Kitchen (5' 3" x 9' 11") or (1.60m x 3.02m)

Upvc glazed window to front, tiled floor, 1 1/2 bowl stainless steel sink unit with mixer taps, oven, gas hob, extractor fan, work surface and splash back, Logic gas fired boiler controlling domestic hot water and central heating, plumbing for automatic washing machine.

### W.C.

Upvc glazed window to front, radiator, low level Wc, pedestal wash hand basin.

### Lounge (14' 9" x 12' 1") or (4.49m x 3.69m)

Upvc glazed patio doors to rear, 2 radiators, Tv point, under stairs storage.

### Landing

Upvc glazed window to side, radiator, hard wired fire alarm, hatch to roof space.

### Bedroom 2 (12' 0" x 8' 7") or (3.66m x 2.61m)

Upvc glazed window to front, radiator, built in storage.

### Bathroom (7' 4" x 5' 7") or (2.23m x 1.69m)

Radiator, close coupled Wc, pedestal wash hand basin, bath with shower over, part tiled walls, extractor fan.

### Bedroom 1 (12' 1" x 7' 4") or (3.68m x 2.23m)

Upvc glazed window to rear, radiator, Tv point.

### Outside

Two parking spaces to front.

Rear garden laid mainly to lawn with paved area.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B

### Directions

Leave Ammanford on College Street and continue to Bonllwyn. Take a right just after Bonllwyn Green and then first left. Continue along this road into the estate taking the first left and the property can be found on the left hand side.



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### 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](mailto:surveys@ctf-uk.com).