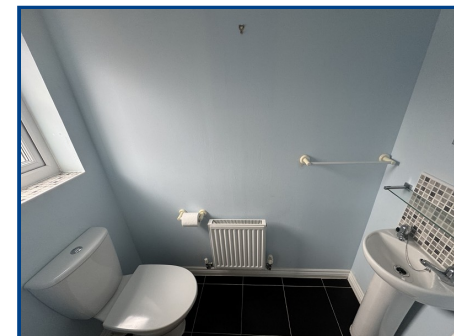




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**27 Dol Y Dderwen
Ammanford
Carmarthenshire
SA18 2GE**

Price £1,100 Monthly



- Four bedroom detached property
- Lounge, kitchen
- Bathroom, en suite, Wc
- Upvc glazing, gas fired central heating
- Rear garden, driveway for off road parking
- Bond - minimum £1200
- EPC - C77
- Council tax band - D
- Holding deposit - £100
- Minimum term - 6 Months

General Description

A four bedroom family home on a site of similar properties on the outskirts of Ammanford town centre and its amenities including shops, primary schools, secondary school, places of worship, leisure centre, restaurants, public houses, post office, banking.

EPC Rating: C77

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@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.

Tel: **01269 591 884**

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

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

Dol Y Dderwen, Ammanford, Carmarthenshire.

Property Description

A four bedroom family home on a site of similar properties on the outskirts of Ammanford town centre and its amenities including shops, primary schools, secondary school, places of worship, leisure centre, restaurants, public houses, post office, banking and approximately 7 miles from junction 49 of the M4.

Accommodation briefly comprises of hallway, lounge, kitchen diner, Wc, landing, bathroom and four bedrooms one with an en suite.

The property benefits from upvc glazing, gas fired central heating, rear garden and a driveway for off road parking.

Upvc glazed door to

Hallway

Radiator, laminate flooring, telephone point, built in storage, stairs to first floor, under stair storage, hard wired smoke alarm.

Lounge (13' 7" x 13' 2") or (4.14m x 4.01m)

Two upvc glazed windows to front, two radiators, laminate flooring, TV point.

Kitchen/Diner (22' 6" x 8' 5") or (6.87m x 2.57m)

Upvc patio doors to rear, two upvc glazed windows to rear, two radiators, tiled floor, fitted wall and base units, work surface, tiled splash back, gas hob with extractor fan above, oven, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, Logic gas fired boiler controlling domestic hot water and central heating, extractor fan, carbon dioxide alarm.

W.C. (5' 11" x 2' 10") or (1.80m x 0.87m)

Upvc glazed window to front, radiator, tiled floor, close coupled Wc, pedestal wash hand basin, tiled splash back, extractor fan.

Landing

Upvc glazed window to side, radiator, hatch to roof space, built in storage housing hot water tank and slatted shelving, hard wired smoke alarm.

Bedroom 4 (8' 2" x 6' 0") or (2.50m x 1.82m)

Upvc glazed window to front, radiator.

Dol Y Dderwen, Ammanford, Carmarthenshire.

Bathroom (8' 6" x 5' 7") or (2.58m x 1.71m)

Upvc glazed window to front, radiator, part tiled walls, tiled floor, bath with a shower attachment, close coupled Wc, pedestal wash hand basin, shaving point, extractor fan.

Bedroom 2 (10' 10" x 8' 3") or (3.30m x 2.51m)

Upvc glazed window front, radiator.

Bedroom 1 (11' 6" x 9' 3") or (3.50m x 2.81m)

Upvc glazed window to rear, radiator, fitted wardrobes, TV point, telephone point.

En Suite (9' 2" x 3' 10") or (2.79m x 1.17m)

Upvc glazed window to rear, radiator, tiled floor, double shower cubicle, close coupled WC, pedestal wash hand basin, tiled splash back, shaving point, extractor fan.

Bedroom 3

Upvc glazed window to rear, radiator.

Outside

Driveway to side for off road parking.
Patio area to rear.

Garage

Up and over door to front, electricity.

Agents Note

According to Natural Resources Wales, there is a risk between 1% and 3.3% chance each year of flooding from rivers but there is no known history of flooding at the property.

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.

Council Tax

D

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 in front of you.

