



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

**54 Dol Y Dderwen
Ammanford
Carmarthenshire
SA18 2GA**

Price **£265,000**



- Four bedroom detached property
- Front room, lounge
- Kitchen/ dining room, utility
- Bathroom, en suite, WC
- Upvc glazing
- Gas fired central heating
- Front and rear gardens
- Driveway for parking



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.

General Description

We have the pleasure in offering for sale this four bedroom detached family home on the outskirts of Ammanford town centre and its amenities including primary schools, secondary school, banking, shops, leisure centre, bus and train stations and 7 miles from junction 49 of the M4.

Tel: **01269 591 884**

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Dol Y Dderwen, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom detached family home on the outskirts of Ammanford town centre and its amenities including primary schools, secondary school, banking, shops, leisure centre, bus and train stations and 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, front room, utility room, kitchen/ dining room. lounge, WC, landing, master bedroom with en-suite, family bathroom, three further bedrooms.

The property has the benefit of gas fired central heating, Upvc glazing, front & tiered rear garden and driveway for ample parking.

Upvc glazed door to

Hallway

Stairs to first floor, under stair storage, telephone point, hard wired smoke alarm.

Front Room (16' 5" x 8' 2") or (5.01m x 2.49m)

Upvc glazed window to front, radiator.

Utility Room (7' 10" x 7' 7") or (2.39m x 2.30m)

Upvc glazed window to front, radiator, fitted wall and base units, work surface, plumbing for automatic washing machine.

Kitchen/Dining Room (19' 9" x 7' 9") or (6.02m x 2.36m)

Upvc glazed patio doors to rear, radiator, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, oven, hob with extractor fan over, plumbing for dishwasher.

Lounge (15' 1" x 11' 4") or (4.61m x 3.45m)

Upvc glazed patio doors to rear, two radiators.

W.C. (5' 6" x 2' 8") or (1.68m x 0.82m)

Radiator, close coupled WC, pedestal wash hand basin, extractor fan.

Landing

Two storage cupboards one housing a gas fired boiler controlling domestic hot water and central heating, hard wired smoke alarm, hatch to roof space with ladder attached.

Dol Y Dderwen, Ammanford, Carmarthenshire.

Bedroom 1 (14' 1" Max x 12' 4" Max) or (4.28m Max x 3.76m Max)

Two upvc glazed windows to front, radiator, TV point.

En Suite (6' 2" x 4' 11") or (1.89m x 1.50m)

Upvc glazed window to side, radiator, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan.

Bedroom 3 (10' 10" x 8' 0") or (3.29m x 2.44m)

Upvc glazed window to rear, radiator.

Bathroom (6' 1" x 5' 7") or (1.85m x 1.70m)

Upvc glazed window to rear, radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower attachment over, extractor fan.

Outside

Driveway to front for parking, with lawned areas on either side.

Side access to rear garden.

Patio to rear with steps to further patio seating area and artificial lawn 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

E

Directions

Leave Ammanford on College Street continue to Bonllwyn green taking a right into Myddynfych Drive. Take the first left and then the next left onto Heol Llwyd. Continue ahead into the estate where the property can be found directly ahead on the T-junction.

