

**37 Dol Y Dderwen
Ammanford
Carmarthenshire.
SA18 2GA**

Price £650 Monthly



- Two bedroom mid terrace house
- Kitchen, lounge, bathroom, Wc
- Upvc glazing
- Gas fired central heating
- Two allocated parking spaces
- Bond Minimum - £750
- EPC - . Council tax band - B
- Holding deposit - £100
- Minimum term - 6 months

General Description

We have the pleasure in offering for rent this two bedroom mid terrace house standing in a development of similar property in a highly convenient location between Ammanford and Llandybie.



Dol Y Dderwen, Ammanford, Carmarthenshire.

Property Description

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The modern accommodation briefly comprises entrance hall, WC, kitchen, lounge, bathroom and two bedrooms. Externally are two allocated parking bays to front and enclosed rear garden.

The property benefits from upvc glazing and gas fired central heating. The property would suit either the single tenant or small family. The facilities of Ammanford and Llandybie lie within a short travelling distance including primary and secondary education and a range of shops.

Upvc glazed door to

Hallway

Radiator, laminate flooring, stairs to first floor, hard wired smoke alarm, telephone point.

W.C. (5' 3" x 2' 11") or (1.59m x 0.89m)

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

Kitchen (9' 11" x 5' 3") or (3.03m x 1.61m)

Upvc glazed window to front, fitted wall and base units, work surface, 1 1/2 stainless steel sink unit with mixer tap, oven, gas hob with extractor fan over, hard wired smoke alarm, extractor fan, IDEAL gas fired boiler controlling domestic hot water and central heating.

Lounge (14' 8" x 12' 0") or (4.47m x 3.66m)

Upvc glazed patio doors to rear, two radiators, under stair storage, TV point.

Landing

Radiator, hatch to roof space, hard wired smoke alarm.

Bedroom 1 (12' 0" x 8' 5") or (3.66m x 2.56m)

Upvc glazed window to rear, radiator.

Bathroom (7' 4" x 5' 7") or (2.24m x 1.71m)

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

Bedroom 2 (12' 0" Max x 8' 8" Max) or (3.67m Max x 2.64m Max)

Upvc glazed window to front, radiator, storage cupboard.

Outside

Two allocated parking spaces to front. Patio area to rear leading to lawned 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

Council Tax

B

Directions

Leave Ammanford on College Street and continue to the village of Bonllwyn. Pass Bonllwyn Green on the right hand side and turn next right into Old Road and left into Myddynfych Drive. Turn left into Heol Llwyd and continue ahead into Dol y Dderwen. Take the second left hand turning where the property can be found in the middle of the terrace of 5.



Important notice

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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.