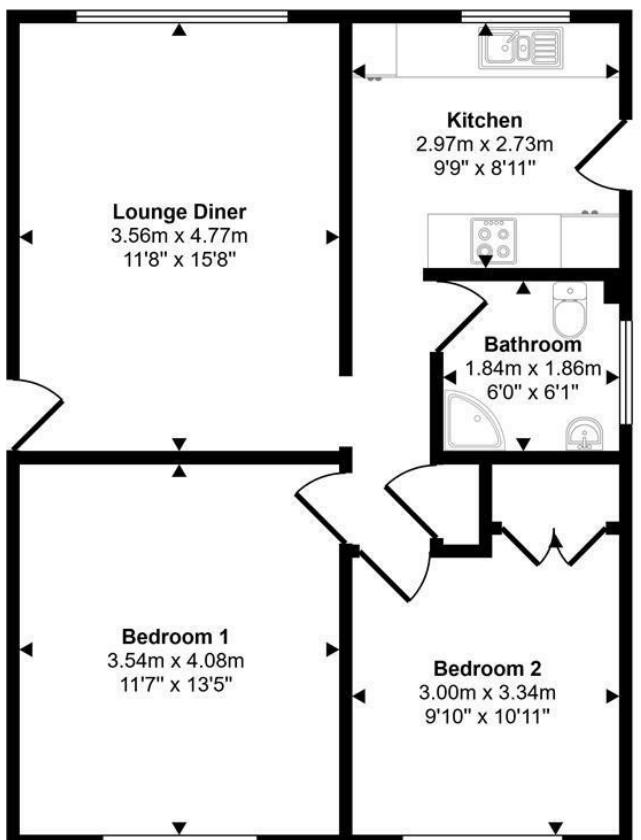


Approx Gross Internal Area
60 sq m / 648 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



8 Maes Piode, Llandybie, Ammanford, SA18 3YS

- Ground floor flat with garden
- New kitchen and bathroom
- Communal car park
- Double glazing
- Service charge info pending
- 2 double bedrooms
- Leasehold (103 years remaining)
- Private storage area
- Gas central heating
- EPC RATING C

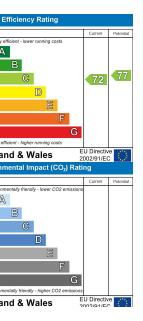
Price £99,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile





Two bedroom ground floor flat with garden, walking distance to the charming village of Llandybie. The property benefits from a new kitchen and bathroom, although requires new flooring throughout due to the old flooring and skirting boards having been removed. The property is offered on a leasehold basis with 102 year remaining (125 years from 15th September 2003). Mains gas heating/hot water. Service charge information is pending. EPC RATING C.

There is a parking space in the communal parking area opposite the entrance to the flat. There is also a private storage area for the property located within the communal hallway.

The village of Llandybie offers several amenities such as local shops, restaurants, public houses, social and rugby clubs,. Llandybie Primary School is also a stone's throw away from the property, and a bonus is close to the railway station for commuting.



DIRECTIONS

From Ammanford head north up Llandybie Road which becomes Ammanford Rd, When entering Llandybie, take a left on Blaenau Rd (same junction as High St) then second right onto Maes Piode. Pass first road on left and turn left into the communal car park. The entrance to the flat is next to this car park. What 3 Words: chats. greed. rust

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.