

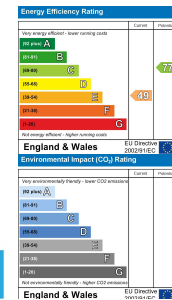


## 39 Myddynfych Drive, Tir Y Dail, Ammanford, Carmarthenshire, SA18 2EB

- Semi-detached Property
- Kitchen/dining Area & Utility Area
- Off-street parking for multiple cars
- New external render
- Chain-free
- Two Bedrooms
- Detached Garage
- Large Rear Garden
- Needs some updating
- EPC RATING E

**Offers In The Region Of £125,000**

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



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*The Agent that goes the Extra Mile*







A semi-detached 2 bedroom house in one of Ammanford's most popular established residential estates just a short distance from Ammanford town center. This property needs a general upgrade throughout but once done with an added bonus off off-road parking for multiple cars, a detached garage and a larger than average rear garden. EPC RATING E.

Accommodation comprises : Hallway, lounge through to kitchen/diner through to utility area, storage cupboard, landing, bathroom and two bedrooms. Externally, enclosed frontage laid with a lawn area and then driveway to the side of the property which leads to a garage and rear garden. A good-size enclosed rear garden which is laid to lawn and two storage sheds.

Ammanford is one of the first Carmarthenshire towns you encounter when driving in from the east, situated within striking distance of the Brecon Beacons National Park and its atmospheric Black Mountain.

**..AGENTS VIEWING NOTES**

**BEDROOM 2**

**HALLWAY**

**LOUNGE**

**KITCHEN/DINER**

**UTILITY ROOM**

**STORAGE CUPBOARD**

**LANDING**

**BATHROOM**

**BEDROOM 1**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.