



House - Detached (EPC Rating: ) Freehold

# DOL Y DDERWEN, AMMANFORD, SA18 2GE

Offers In The Region Of

## £255,000

# 4 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to present this Modern Detached House, located on a popular estate within walking distance of Ammanford Town Centre. A full range of amenities nearby include various shops, supermarkets, leisure centre, both primary and secondary schools and good transport links with the M4 motorway (Junction 49) approximately 6 miles away. The accommodation comprises, Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, utility room and integrated garage on the ground floor with 4 Bedrooms (one en-suite), and Family Bathroom located on the first floor. Externally, there is a double driveway leading to a detached garage with pedestrian access to the rear enclosed garden mainly laid to lawn with patio area . The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - E. Freehold. EPC - TBC VIEWING HIGHLY RECOMMENDED

## Ground Floor

With front entrance door leading into..

### Entrance Hall

With radiator, Smooth ceiling, under stairs storage space and stairs to first floor.

### Lounge

4.22 x 3.20 (13'10" x 10'5")

With radiator, smooth ceiling and window to the front.

### Kitchen-Diner

2.69 x 6.06 (8'9" x 19'10")

With radiator, With a range of wall and base units, one and a half bowl sink unit with mixer taps, gas hob with electric oven under and extractor fan above, space for dishwasher and american fridge-freezer, patio doors in dining area and window to the rear.

### Utility Room

2.23 x 1.79 (7'3" x 5'10")

with radiator, base and wall units, single bowl sink unit with mixer taps, space for automatic washing machine, door leading to integral garage and door to rear.

## Integrated Garage

### Downstairs Cloakroom

1.60 x 1.75 (5'2" x 5'8")

With radiator, low level flush WC and pedestal wash hand basin and extractor fan.

## First Floor

### Landing

With hatch to roof space, smooth ceiling and storage cupboard.

### Bedroom 1

3.58 x 4.15 (11'8" x 13'7")

With radiator, fitted wardrobes, smooth ceiling and window to the front.

### En-Suite

2.10 x 1.49 (6'10" x 4'10")

With radiator, low level flush WC, pedestal wash hand basin, shower cubical with mains shower, extractor fan, shave point and window to the front.

### Bedroom 2

2.10 x 2.21 (6'10" x 7'3")

With radiator, build in storage cupboard, smooth ceiling and window to the front.

### Bedroom 3

3.01 x 2.81 (9'10" x 9'2")

With radiator, smooth ceiling and window to the rear.

### Bedroom 4

2.88 x 2.74 (9'5" x 8'11")

With radiator, smooth ceiling and window to the rear.

### Bathroom

1.71 x 2.10 (5'7" x 6'10")

With radiator, part tiled walls, low level flush, pedestal wash hand basin, panelled bath, smooth ceiling, extractor fan and window to the rear.

### External

Front : Driveway leading to garage ,paved path, grassed area and side pedestrian access.

Rear : Enclosed garden with timber fence, grassed and patio area.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Band - E

### Tenure

Freehold



#### Note

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

#### Viewings

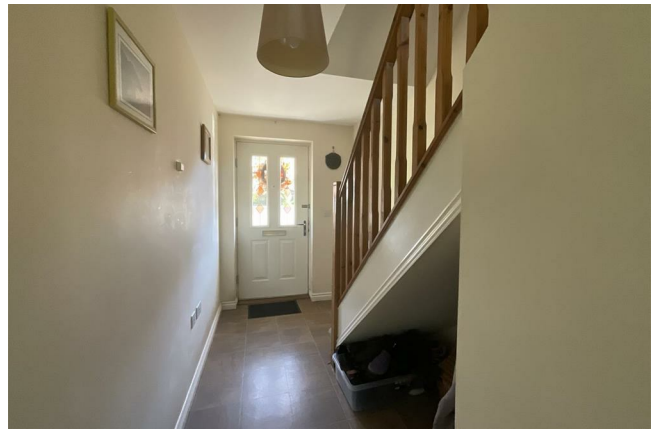
By appointment with the selling agents on 01269 597949 or e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### Social Media

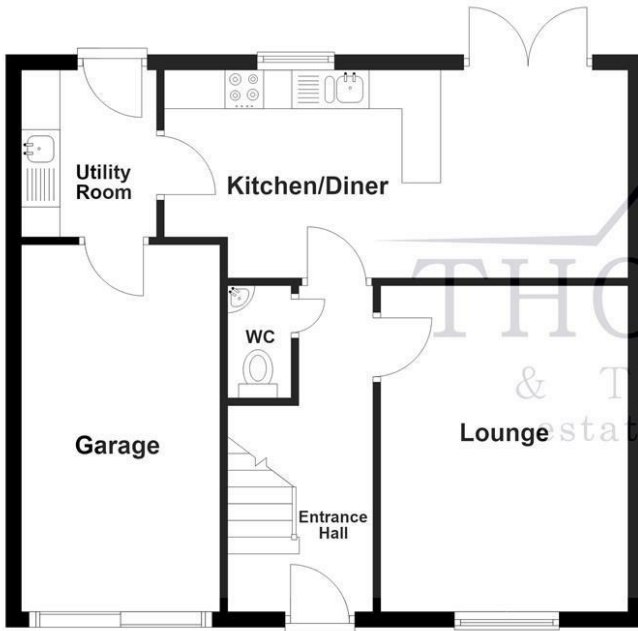
Follow us on Facebook: Thomas & Thomas Estate Agents  
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#### Directions

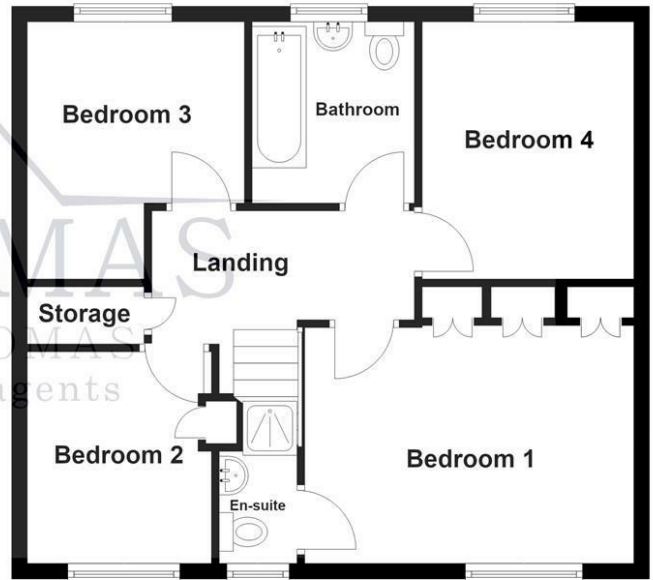
Leave Ammanford on College Street, continue for approximately one mile to the end of the Green in Bonllwyn, then turn right into Myddynfych Drive then first left at the cross roads follow the road into Dol y Dderwen , continue around to the right, turn left and the property can be found on the left at the top identified by our 'For Sale' board.



## Ground Floor



## First Floor

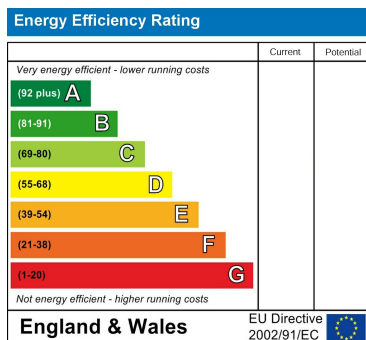


Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

Council Tax Band

**E**

Energy Performance Graph



Call us on

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<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

