





House - Detached (EPC Rating: C) Freehold

DOL Y DDERWEN, AMMANFORD, SA18 2GE

Offers In The Region Of

£255,000

THOMAS & THOMAS estate agents

4 3 1 C

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, integral 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 - C76 VIEWING HIGHLY RECOMMENDED

Ground Floor
With front entrance door leading into..

Entrance Hall
With radiator, smooth ceiling, stairs to first floor with additional storage space.

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 a range of base and wall units, one and a half bowl sink unit with mixer taps, gas hob with electric oven below and extractor fan above, plumbing for automatic dishwasher and American style fridge/freezer, radiator, patio doors in dining area and window to the rear.

Utility Room
2.23 x 1.79 (7'3" x 5'10")
With a range of base and wall units, single bowl sink unit with mixer taps, plumbing for automatic washing machine, radiator, door leading to integral garage and door to rear.

Cloakroom
1.60 x 1.75 (5'2" x 5'8")
With radiator, low level flush WC, pedestal wash hand basin and extractor fan.

Integral Garage
Electricity connected, up and over door.

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 low level flush WC, pedestal wash hand basin, fully tiled shower cubicle with mains shower, extractor fan, radiator, part tiled walls 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 low level flush, pedestal wash hand basin, panelled bath, smooth ceiling, radiator, part tiled walls, extractor fan and window to the rear.

External
Front : Driveway leading to garage, centre paved path leading to front entrance door, lawned area and side pedestrian access.

Rear : Enclosed garden with timber fence, lawn 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.

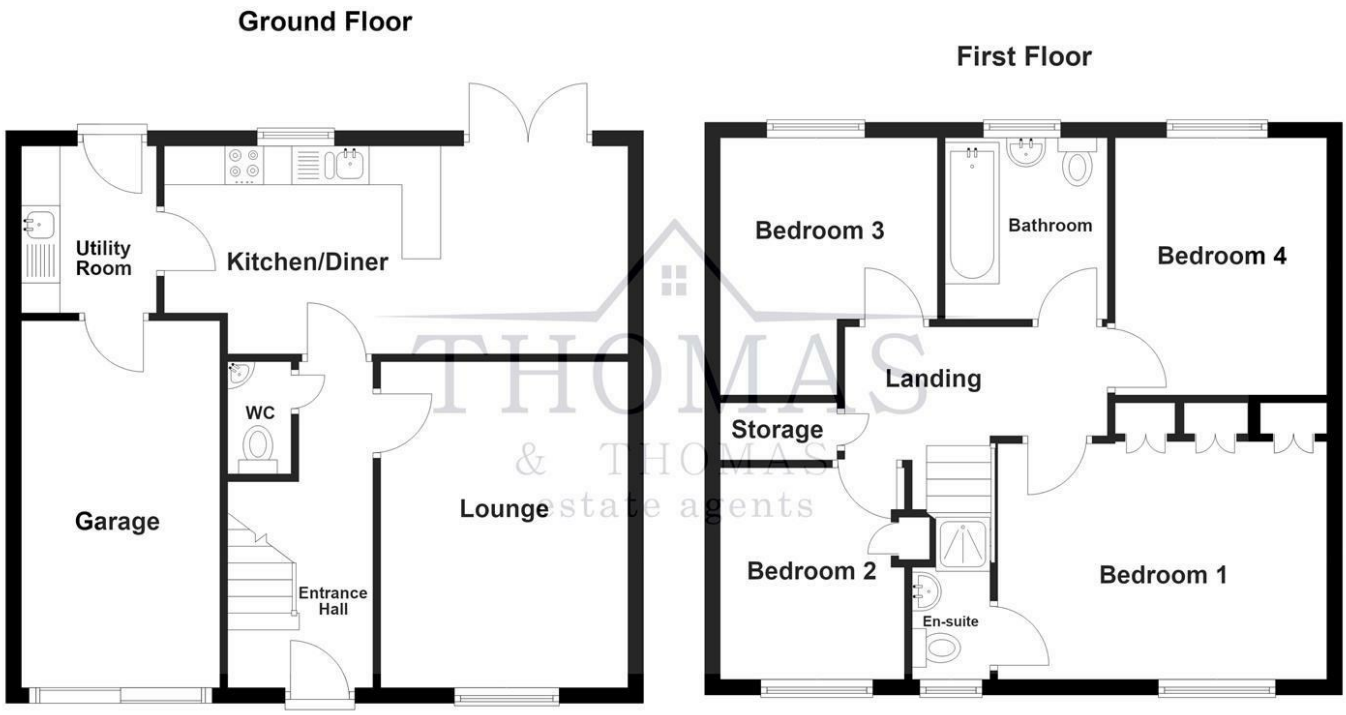
VIEWINGS
By appointment with the selling agents on 01269 597949 or e-mail on ammanford@thomasandthomas-property.co.uk

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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.





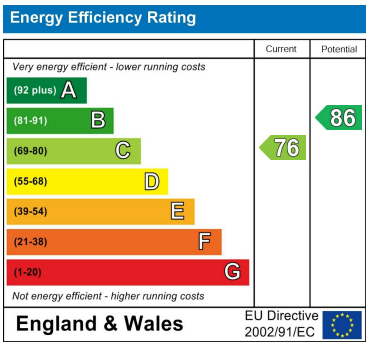


Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

Council Tax Band

E

Energy Performance Graph



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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.