

Bungalow - Detached (EPC Rating: C) Freehold

**DERWYDD ROAD, LLANDYBIE,  
AMMANFORD, SA18 2LX**  
Offers In The Region Of  
**£475,000**

# 4 Bedroom Bungalow - Detached located in Llandybie

Thomas & Thomas Estate Agents are delighted to offer For Sale this Immaculate and Spacious Detached Bungalow set on a quiet side road in the village hamlet of Derwydd. Located between the country market towns of Llandeilo and Ammanford, which offer a range of shopping facilities, schools and transport links. The versatile accommodation comprises, Entrance Hall, Lounge, Sitting Room, Kitchen Diner, Utility Room, Study, 2 Bathrooms, and 4 Bedrooms. Externally, a large gated driveway greets you with ample parking for several vehicles, garage with electricity connected and a large rear garden laid mainly to lawn, with an expansive patio area overlooking open countryside. The property benefits from oil central heating and uPVC double glazing. Solar Panels. Council Tax Band – F. Freehold. EPC – C70.

VIEWING HIGHLY RECOMMENDED

## Ground Floor

With double glaze door to the front, laminate flooring, tongue and grove panelling to wall & ceiling, leading into...

## Entrance Hall

With radiator, hatch to roof space, laminate flooring and coved ceiling.

## Lounge

5.1 x 5.05 (16'8" x 16'6")

With radiator, laminate flooring, coved ceiling, feature brick fireplace with log burner, and window to the front.

## Sitting Room

4.47 x 3.45 (14'7" x 11'3")

With radiator, feature fireplace with oak surround, and patio doors leading to rear garden.

## Kitchen/Diner Area

8.5 x 3.68 (27'10" x 12'0")

With a range of base and wall units, breakfast bar area, space for fridge/freezer, plumbing for washing machine, one and a half bowl sink unit with mixer tap and drainer, tiled splashback, 4 ring ceramic hob with oven below and extractor fan above, part tiled floor and part laminate floor, decorative beamed ceiling and windows to the front and rear of the property.

## Utility Room

2.67 x 2.36 (8'9" x 7'8")

With a range of wall units, worktop, coved ceiling, plumbing for automatic washing machine, space for tumble dryer, storage cupboard, decorative beamed ceiling and window to the rear of the property.

## Study

2.84 x 1.65 (9'3" x 5'4")

With built-in storage and window to the side of the property.

## Shower Room

2.36 x 1.75 (7'8" x 5'8")

With low level flush WC, vanity wash hand basin, walk-in double shower, extractor fan, wall mounted chrome towel radiator, fully tiled walls and floor, and window to the side and rear.

## Family Bathroom

3.48 x 2.40 (11'5" x 7'10")

With low level flush WC, pedestal wash hand basin, panelled bath, storage cupboard, part tiled walls, radiator and window to the rear of the property.

## Bedroom 1

5.1 x 3.35 (16'8" x 10'11")

With radiator, electric wall mounted fire, coved ceiling, and door to the rear.

## Bedroom 2

4.47 x 3.63 (14'7" x 11'10")

With radiator, coved ceiling, and window to the front.

## Bedroom 3

3.68 x 3.66 (12'0" x 12'0")

With radiator, laminate flooring, coved ceiling, and window to the front.

## Bedroom 4

3.48 x 2.67 (11'5" x 8'9")

With radiator, laminate flooring, coved ceiling, and window to the rear.

## Externally

Front: Large gated driveway with ample parking for several vehicles leading to a single garage (4.55 x 3.23) with electricity connected, up and over door, and lawned area with flower beds and shrubs.

Rear: Offering fine views to the rear and side of the property mainly laid to lawn with an expansive patio area, veranda and storage shed.



### **Services**

Mains electricity, water and drainage. Oil Tank.  
Solar Panels which are currently leased.  
Private Septic Tank.

### **Council Tax**

- Band F

### **TENURE**

Freehold

### **NOTE**

All photographs have been taken with a wide angle lens.

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

### **NOTE**

There are Solar Panels fitted which are leased for 25 years dated from 03/04/2012.

### **VIEWINGS**

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

### **SOCIAL MEDIA**

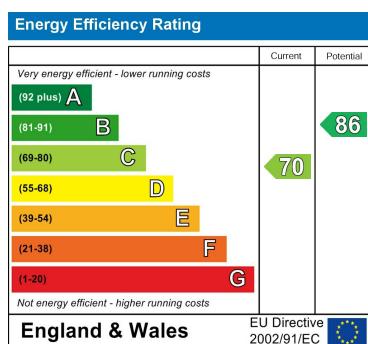
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Council Tax Band

Energy Performance Graph



Call us on

**01269 597949**

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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.