



118 Dol Y Dderwen, Ammanford, SA18 2GA

Offers in the region of £169,950

A modern detached house set in a popular modern estate on the edge of Ammanford town, within one mile of shops, schools and doctors/dentist surgeries. Accommodation comprises entrance hall, cloakroom, lounge, kitchen with dining area, 3 bedrooms (one with me suite) and bathroom and benefits from gas central heating, uPVC double glazing, garage and parking, front and rear gardens. Viewing recommended.

Ground floor

Double glazed entrance door into

Hallway

With laminate floor and radiator.

Cloakroom

With low level flush WC, wash hand basin, radiator and laminate floor.

Lounge

15'3" x 13'1" (4.66 x 4)



With laminate floor, 2 radiators, stairs to first floor and uPVC double glazed window to front.

Kitchen with Dining area

8'2" min x 21'9" (2.5 min x 6.63)



With range of base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring stainless steel gas hob with extractor over and oven under, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, 2 radiators, uPVC double glazed window and door to rear, uPVC double glazed bay window to rear.

First floor

Landing

With hatch to roof space, built in cupboard, radiator and uPVC double glazed window to front.

Bedroom 1

8'0" inc to 11'10" x 19'4" (2.44 inc to 3.62 x 5.9)



With radiator and 2 uPVC double glazed windows to rear.

En suite

6'11" x 5'6" (2.12 x 1.7)



With low level flush WC, wash hand basin, shower cubicle with electric shower, part tiled walls, radiator, extractor fan and uPVC double glazed window to rear.

Bathroom

6'10" x 5'6" (2.09 x 1.69)



With low level flush WC, wash hand basin, panelled bath, shaver point, part tiled walls, extractor fan, radiator and uPVC double glazed window to side.

Bedroom 2

11'5" x 8'5" (3.49 x 2.58)



With radiator and uPVC double glazed window to front.

Bedroom 3

8'1" x 6'5" (2.48 x 1.98)



With radiator and uPVC double glazed window to front.

Outside



Lawned garden to front. Tarmacadam drive leading to garage 5.01 x 2.5 with power and light connected and up and over door. Access to rear garden which is low maintenance and laid to decking with fenced surround.

Services

Mains water, electricity, gas and drainage.

Council Tax

Band C

Directions

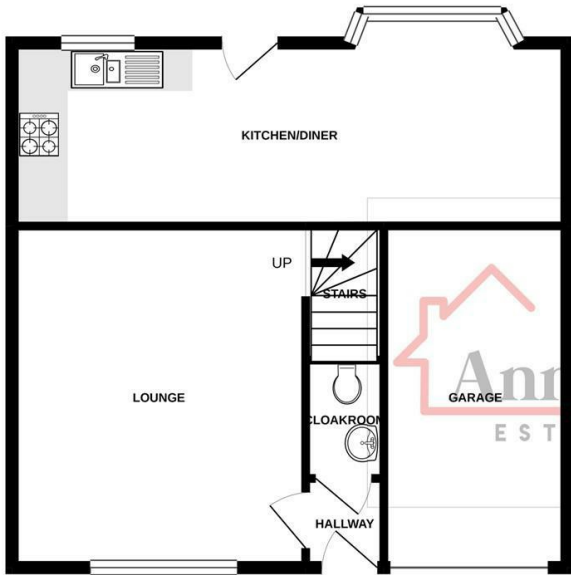
Leave Ammanford on College Street and

as you reach the end of the Green in Bonllwyn turn right. Turn first left then at the cross roads turn left again. Follow the road straight into Dol Y Dderwen, follow the road round toward the top and as you almost reach the top turn right into the last cul-de sac and the property can be found at the end on the left hand side, identified by our For Sale board.

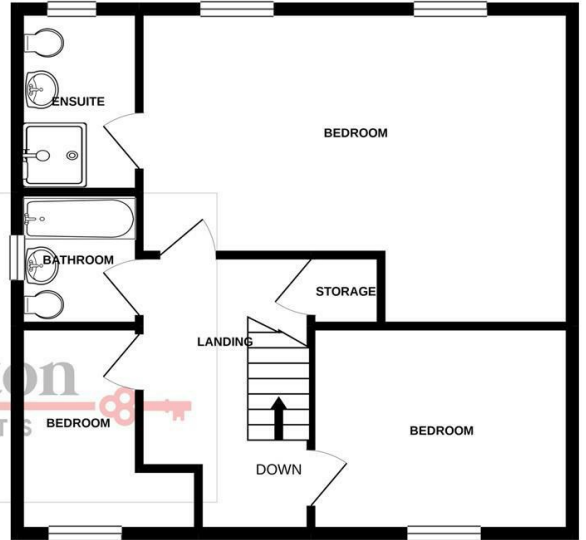
NOTE

All photographs are taken with a wide angle lens.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.