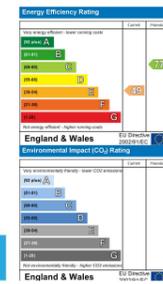




39 Myddynfych Drive, Tir Y Dail, Ammanford, Carmarthenshire, SA18 2EB

- 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



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'A'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0825/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



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 in our TV channel to view our location videos about the area.