

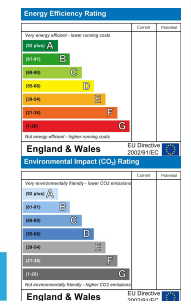
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**31 Maes Piode, Llandybie, Ammanford, Carmarthenshire, SA18 3YS**

- Three bedrooms (two double)
- Close to the amenities of Llandybie
- In need of modernisation
- Garage available to rent from council
- Freehold
- Semi-detached
- Front and rear garden
- Parking to the rear of property
- Double glazing
- EPC: TBC

**Offers In Excess Of £125,000**



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

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.

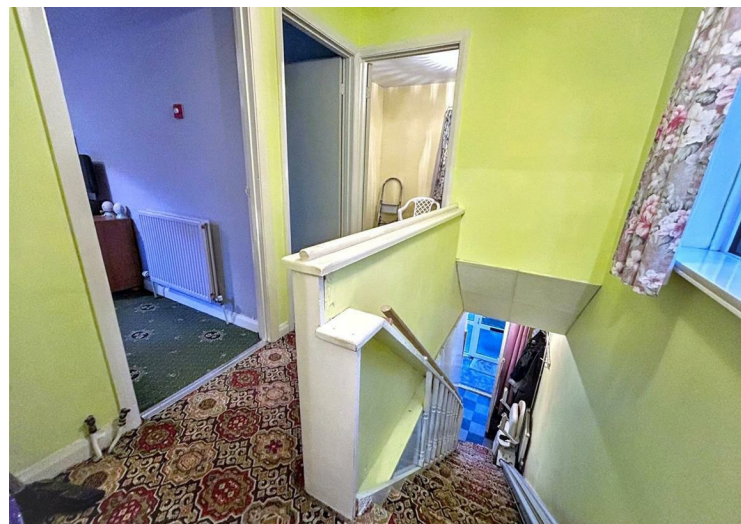
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



A freehold ex-local authority semi-detached 3 bedroom house in the charming village of Llandybie. The property in need of modernisation but has the potential to be renovated into a practical family home. Upon entering, the property benefits from an enclosed front porch and two reception rooms. Upstairs there is a family bathroom and three bedrooms. The property benefits from mains gas central heating. Externally, there is a front and rear paved garden, with a greenhouse to the rear. There is parking for two cars to the rear of the property (which is not deeded to the property).

The village of Llandybie offers several amenities such as local shops, restaurants, public houses, social and rugby clubs,. Llandybie Primary School is also a stone's throw away from the property, and a bonus is close to the railway station for commuting.



### DIRECTIONS

From Ammanford head north up Llandybie Road which becomes Ammanford Rd, When entering Llandybie, take a left on Blaenau Rd (same junction as High St) then second right onto Maes Piode. Take first left and on the bend take first left again into the parking area for the rear of the house. Parking is behind the 3rd house on the right. What 3 Words: Losing. Cakewalk. Compacts

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.