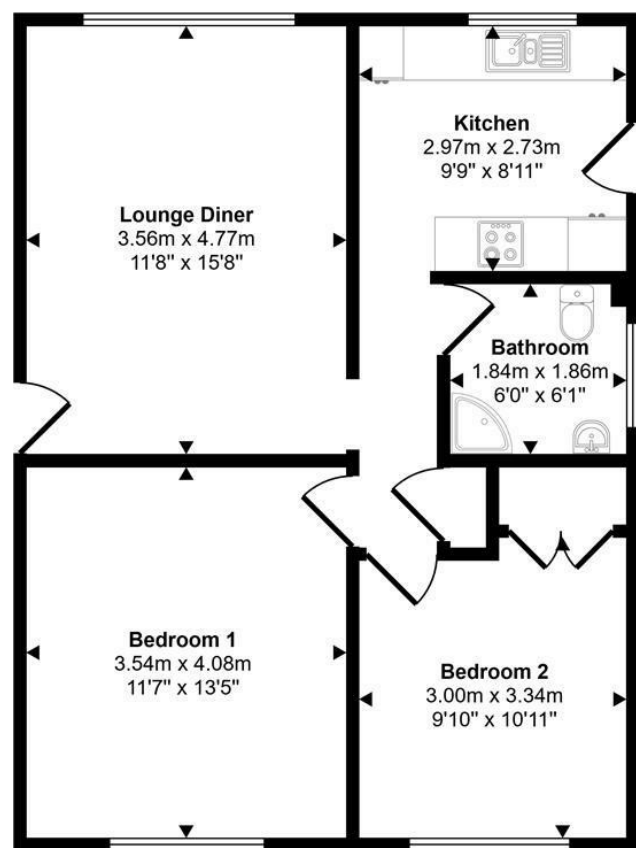


Approx Gross Internal Area  
60 sq m / 648 sq ft



Floorplan

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.

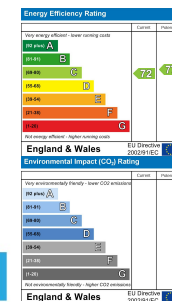


## 8 Maes Piode, Llandybie, Ammanford, SA18 3YS

- Ground floor flat with garden
- New kitchen and bathroom
- Communal car park
- Double glazing
- Service charge info pending
- 2 double bedrooms
- Leasehold (103 years remaining)
- Private storage area
- Gas central heating
- EPC RATING C

Price £99,950

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







Two bedroom ground floor flat with garden, walking distance to the charming village of Llandybie. The property benefits from a new kitchen and bathroom, although requires new flooring throughout due to the old flooring and skirting boards having been removed. The property is offered on a leasehold basis with 102 year remaining (125 years from 15th September 2003). Mains gas heating/hot water. Service charge information is pending. EPC RATING C.

There is a parking space in the communal parking area opposite the entrance to the flat. There is also a private storage area for the property located within the communal hallway.

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. Pass first road on left and turn left into the communal car park. The entrance to the flat is next to this car park. What 3 Words: chats. greed. rust

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