



36 Derwen Fawr, Llandybie, Ammanford, SA18 2UY

Offers in the region of £250,000

We have pleasure in offering for sale this immaculately maintained semi detached bungalow located in the popular village of Llandybie, within 2 miles of Ammanford town centre and 5 miles of the market town of Llandeilo. Accommodation comprises entrance hall, lounge, kitchen, conservatory, bathroom and 2 bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking, detached garage and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with built in storage cupboards incorporating combi boiler and airing cupboard with mirror fronts, laminate floor, radiator with cover and textured and coved ceiling.

Lounge

15'11" x 13'0" (4.87 x 3.98)



with laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen

10'10" x 9'4" (3.32 x 2.85)



with range of fitted base and wall units with granite worktops, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and gas oven under,

plumbing for automatic washing machine, integrated fridge, quarry tiled floor, radiator, textured ceiling and uPVC double glazed window to side and rear. Opening to

Conservatory

10'3" x 19'1" (3.13 x 5.84)



with quarry tiles and under floor heating, glass roof and uPVC double glazed windows with roof and window blinds, French doors to rear and door to side.

Bedroom 1

12'10" x 10'4" (3.92 x 3.16)



with laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

11'1" x 9'8" (3.38 x 2.96)



with radiator, textured and coved ceiling and uPVC double glazed window to rear into conservatory.

Bathroom

7'5" x 6'4" (2.27 x 1.95)



with low level flush WC, vanity wash hand basin with fitted cupboards, panelled bath with mains dual head shower, part tiled walls, quarry tiled floor, extractor fan, heated towel rail, hatch to roof space and uPVC double glazed window to rear into conservatory.

Outside



with tarmac drive and gravelled parking area for several cars, lawned garden with mature shrubs and flower borders to front, side access to enclosed side garden with timber summer house and outside tap, storage area behind and to the side of the garage, paved pathway and gravelled area leading to enclosed rear garden with lawned garden, paved patio area, composite decking area overlooking stream, flower borders, store shed and rear access onto main road.

Garage

17'3" x 10'4" (5.27 x 3.16)

with up and over door, power and light connected and uPVC double glazed door to side.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

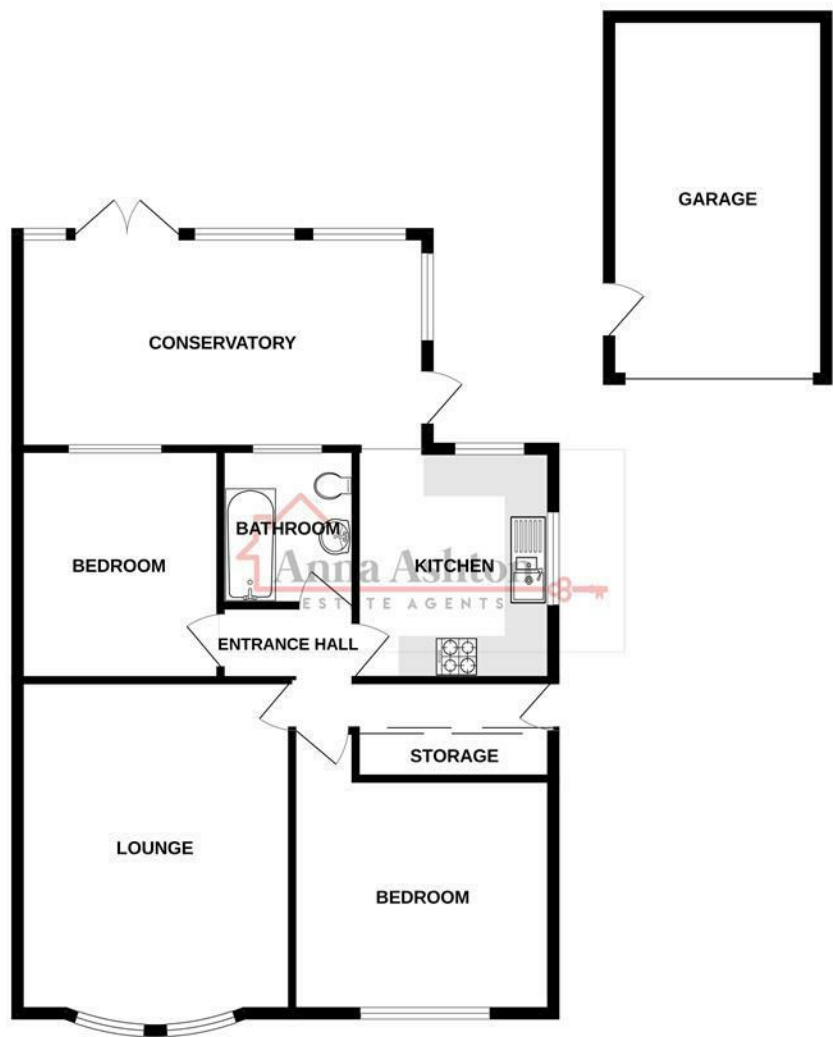
NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel for approximately one and half miles to the start of Llandybie, turn second left into Derwen Fawr and turn right, the property can be found on the right hand side.

GROUND 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		
(81-91) B		
(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		
(81-91) B		
(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.