



## **1 Station Cottages Derwydd Road, Derwydd, Ammanford, SA18 2NX**

**Offers in the region of £240,000**

An attractive semi detached house set in Derwydd, a convenient location within short distance from the town of Llandeilo, village of Llandybie and Ammanford which offer a range of shops, restaurants, schools and transport facilities.

Accommodation comprises entrance hall, lounge/diner, kitchen/diner, 3 bedrooms and bathroom. The property benefits from oil central heating, owned solar panels, mostly uPVC double glazing, off road parking for several cars, detached garage and lawned garden to front and rear.

## Ground Floor

Hardwood entrance door to

## Entrance Hall

with stairs to first floor, radiator and textured ceiling.

## Lounge/Diner

20'11" x 12'9" (6.39 x 3.89)



with stone fireplace, radiator, textured and coved ceiling and uPVC triple glazed window to front and rear.

## Kitchen/Diner

19'11" x 9'1" (6.08 x 2.79)



with range of fitted base and wall units, display cabinets, stainless steel sink unit with monobloc tap, electric cooker point with extractor over, part tiled walls, radiator, beamed ceiling and 2 uPVC triple glazed windows to side and one to rear.

## Hall

8'3" x 5'0" (2.53 x 1.54)

with textured ceiling and Hardwood door to side.

## First Floor

### Landing

with 2 hatch to roof spaces, radiator, textured ceiling and uPVC triple glazed window to side.

## Bedroom 1

13'6" x 10'9" (4.14 x 3.28)



with radiator, coved ceiling and uPVC triple glazed window to side.

## Bedroom 2

11'5" x 8'1" (3.48 x 2.48)



with radiator, coved ceiling and uPVC triple glazed window to rear.

## Bedroom 3

8'11" x 14'1" (2.72 x 4.31)



with radiator and uPVC triple glazed window to front.

## Shower Room

8'0" x 5'6" (2.45 x 1.70)



with low level flush WC, pedestal wash hand basin, walk in shower with mains shower, storage, tiled walls, extractor fan, radiator and uPVC triple glazed window to side.

## Outside



with lawned garden to front, side drive for several cars leading to rear lawned garden, further parking, stone built store shed, detached garage and outside boiler providing domestic hot water and central heating.

## Detached Garage

18'11" x 11'11" (5.78 x 3.64)

with up and over door, power and light connected and wooden window either side and door to side.

## Services

Mains electricity and water. Septic tank. Solar Panels.

## Council Tax

Band C

## NOTE

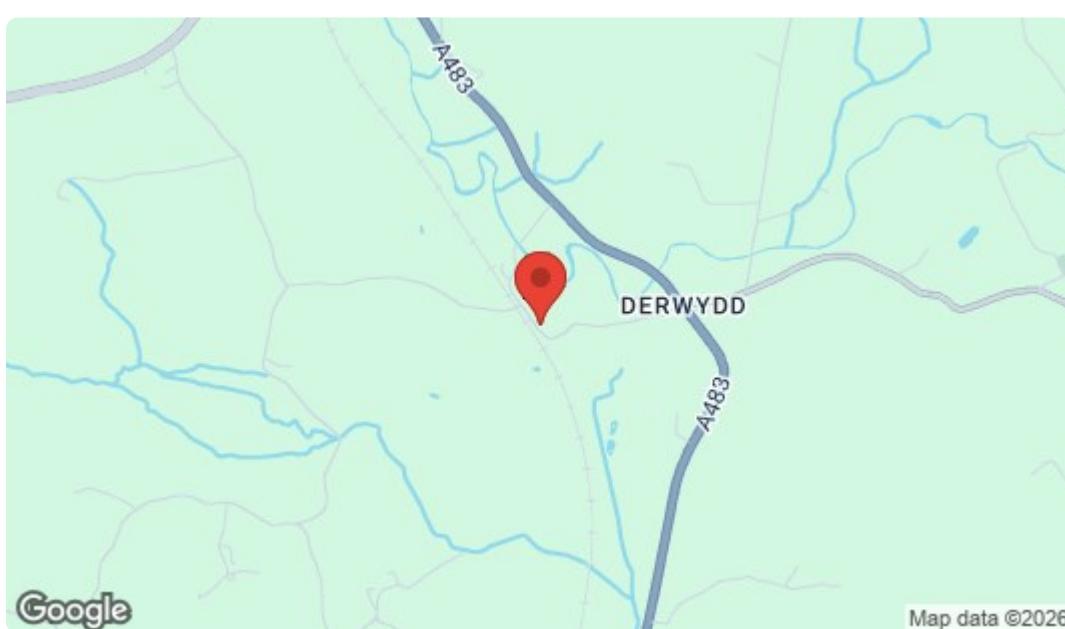
All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel for approximately 4 miles through the village of Llandybie towards Llandeilo into Derwydd and turn left immediately before The College Inn onto Derwydd Road, follow the road for approximately 0.3 miles and as you go round the bend the property can be found on the right hand side, identified by our For Sale board.



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		
(69-80) C		
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.