



15 Llwyn Y Bryn, Bonllwyn, Ammanford, SA18 2ES

Offers in the region of £389,950

A large detached bungalow set in a popular estate of mixed style properties within approximately one mile of Ammanford town centre with its range of shopping, schools and transport facilities. Accommodation comprises porch, entrance hall, lounge, kitchen, utility room, 5 bedrooms one with en suite, unfinished room and shower room. The property benefits from gas central heating, uPVC double glazing, ample off road parking and front and rear gardens.

Outside office - Planning approved - PL/07243 - Extension to existing outbuilding to provide an annexe containing bedroom, living/dining, kitchen and bathroom

Planning also approved for - PL/02199 - Rear single storey extension forming granny annex together with minor alterations

Ground Floor

Composite entrance door

Porch

4'7" x 5'1" (1.41 x 1.55)

with tiled floor, textured and coved ceiling and uPVC double glazed window to front. Double doors to

Entrance Hall

with under stairs cupboard, radiator and textured and coved ceiling.

Lounge

17'11" x 14'7" (5.48 x 4.46)



with laminate floor, upright radiator, textured and coved ceiling and uPVC double glazed French doors to rear. Double doors to

Kitchen

15'6" x 19'11" (4.74 x 6.08)



with range of fitted base and wall units, one and half bowl sink unit with shower tap, 5 ring induction hob with rising extractor fan, built in double oven, integrated automatic dishwasher, larder cupboard, central island with breakfast bar, tiled floor, 2 upright radiators, downlights, coved ceiling and aluminium double glazed bifold doors to rear.

Utility

10'10" x 9'0" (3.32 x 2.76)



with range of fitted base units, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear and door to side.

Bedroom 1

13'4" x 14'8" (4.08 x 4.48)



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

En Suite

9'8" x 5'9" (2.95 x 1.76)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with dual mains shower and shower attachment taps, tiled floor, part tiled walls, upright radiator, extractor fan and uPVC double glazed window to front.

Shower Room

7'10" x 5'8" (2.39 x 1.73)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, access to staircase to large attic, tiled walls, tiled floor, extractor fan, heated towel rail, downlights and uPVC double glazed window to front.

Bedroom 2

12'3" red to 3'6" x 13'1" red to 8'4" (3.75 red to 1.07 x 3.99 red to 2.56)



with walk in wardrobe, laminate floor, radiator, downlights and uPVC double glazed window to front.

Bedroom 3

9'4" red to 3'3" x 14'7" red to 8'9" (2.87 red to 1.01 x 4.47 red to 2.68)



with walk in wardrobe, laminate floor, downlights, radiator and uPVC double glazed window to side and rear.

Bedroom 4

9'4" x 11'6" (2.85 x 3.51)



with downlights, radiator and uPVC double glazed window to side.

Bedroom 5

8'7" red to 12'4" x 8'0" red to 2'9" (2.63 red to 3.78 x 2.44 red to 0.84)



with radiator, downlights and uPVC double glazed window to front.

Unfinished Room

11'3" x 7'2" (3.45 x 2.19)

with textured ceiling and downlights.

Outside



with tarmac drive for several cars and drive thru, gravelled area to front and side access to either side of the property to enclosed rear garden with patio area, lawned garden, gravelled area.

Potential Annex

18'10" x 12'2" (5.76 x 3.73)

with power and light connected, textured and coved ceiling and uPVC double glazed Patio doors to front, underfloor heating and window and door to side.

Planning approved - PL/07243

Extension to existing outbuilding to provide an annexe containing bedroom, living/dining, kitchen and bathroom

Services

Mains gas, electricity, water and drainage.

NOTE

All internal photographs are taken with a wide angle lens.

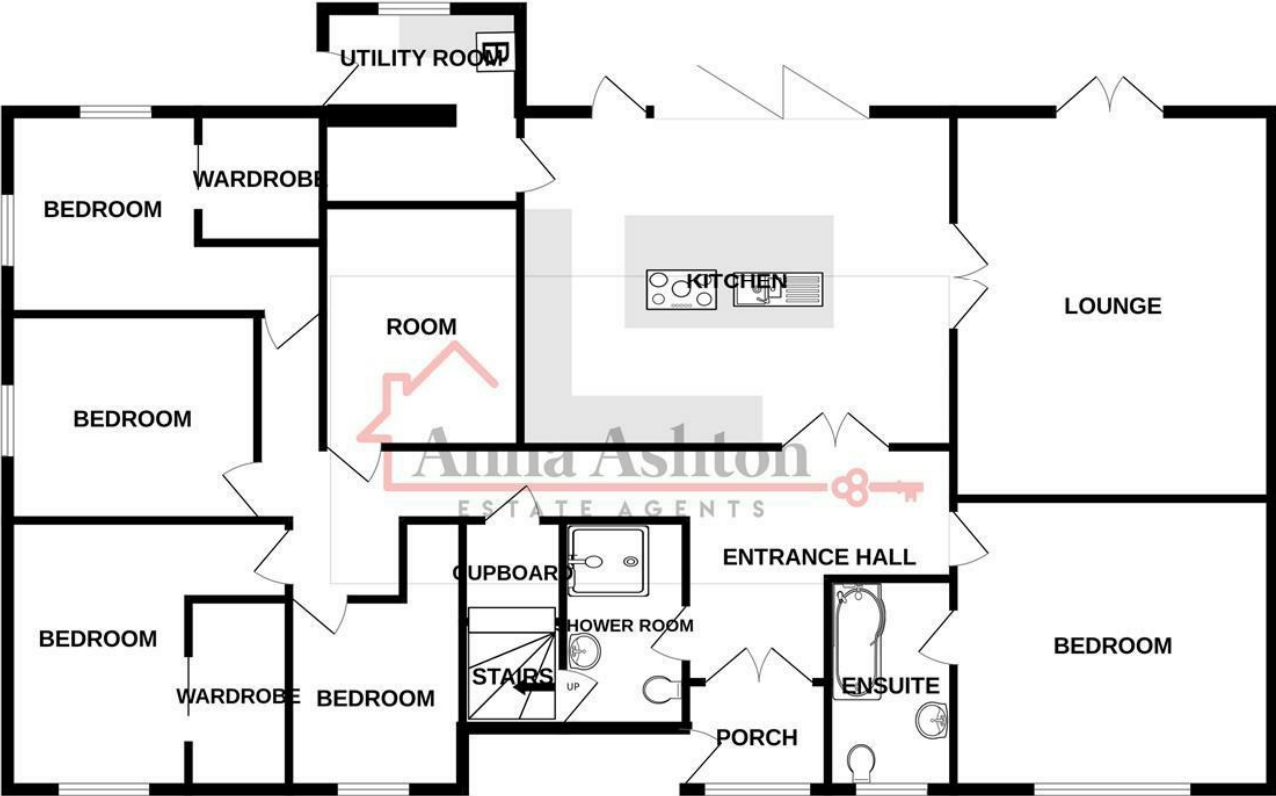
Council Tax

Band E

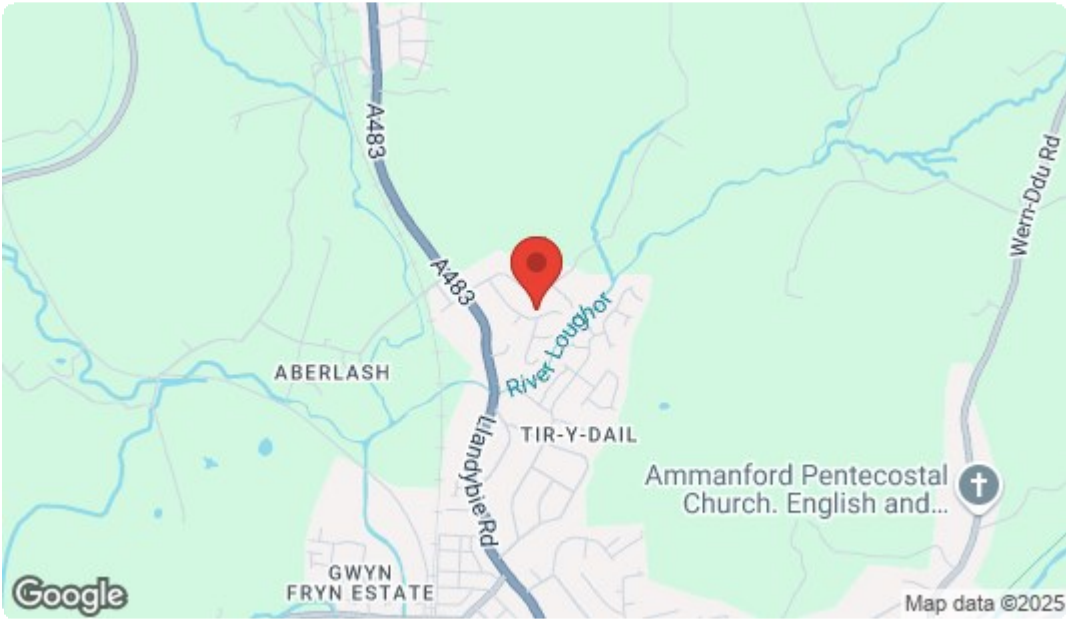
Directions

Leave Ammanford on College Street. Continue past the green area in Bonllwyn and turn second right into Parc Henry Lane then first right into Llwyn Y Bryn and the property can be found on the left hand side, identified by our For Sale board.

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		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.