



**104 Dol Y Dderwen, Bonllwyn, Ammanford, SA18 2GA**

**Offers in the region of £189,950**

A modern semi detached house located in the popular Dol Y Dderwen estate within approximately one and a half miles of Ammanford town centre with its range of schooling, shopping and transport facilities.

Accommodation comprises entrance hall, kitchen, lounge, downstairs WC, 3 bedrooms (one with en suite) and bathroom and benefits from gas central heating, uPVC double glazing, off road parking for 2 cars and enclosed rear garden. Viewing recommended.

## Ground floor

Double glazed entrance door

## Entrance Hall

with stairs to first floor, under stairs cupboard,

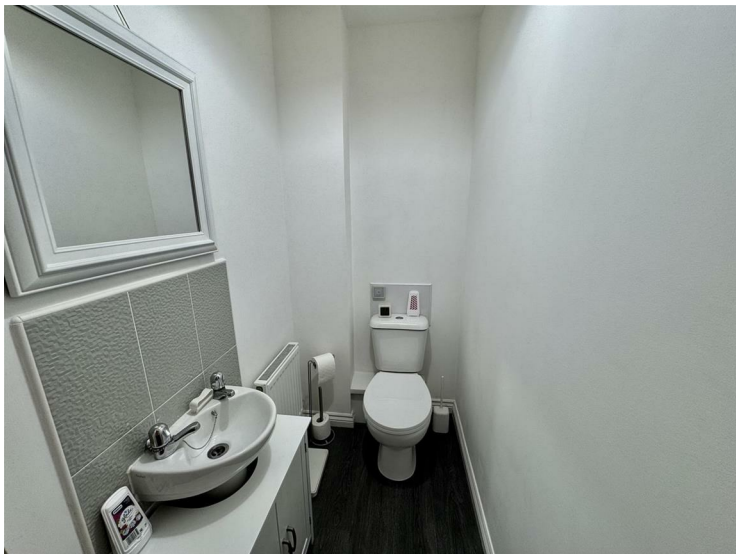
## Kitchen

11'3" x 8'2" inc to 9'10".22'11" (3.44 x 2.57 inc to 3.07)



with range of base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring induction hob with extractor over and oven under, plumbing for automatic washing machine, small breakfast bar, radiator, uPVC double glazed window to front.

## Downstairs WC



with low level flush WC, pedestal wash hand basin, laminate floor, radiator, part tiled walls and extractor fan.

## Lounge

10'7" x 15'5" (3.25 x 4.7)



with electric fire in feature surround, laminate floor, radiator, uPVC double glazed windows and French doors to rear.

## First floor

## Landing

with hatch to roof space and radiator.

## Bedroom 1

8'1" inc to 11'2" x 9'11" (2.48 inc to 3.42 x 3.04)



with radiator and uPVC double glazed window to front.

### En Suite

5'8" x 5'3" (1.74 x 1.61)



with low level flush WC, pedestal wash hand basin, tiled shower cubicle with electric shower, shaver point, extractor fan and uPVC double glazed window to front.

### Bedroom 2

10'6" x 8'6" (3.21 x 2.6)



with radiator and uPVC double glazed window to rear.

### Bedroom 3

7'2" min x 6'7" (2.19 min x 2.03)



with radiator and uPVC double glazed window to rear.

### Bathroom

6'7" x 5'6" (2.02 x 1.68)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan, shaver point and radiator.

## Outside



Tarmacadam driveway to front for 2 cars. Side pedestrian access to rear with enclosed garden with patio area, lawned garden, outside socket, timber shed with power connected and outside tap.

## Services

Mains water, electricity, gas and drainage.

## Council Tax

Band C.

## Note

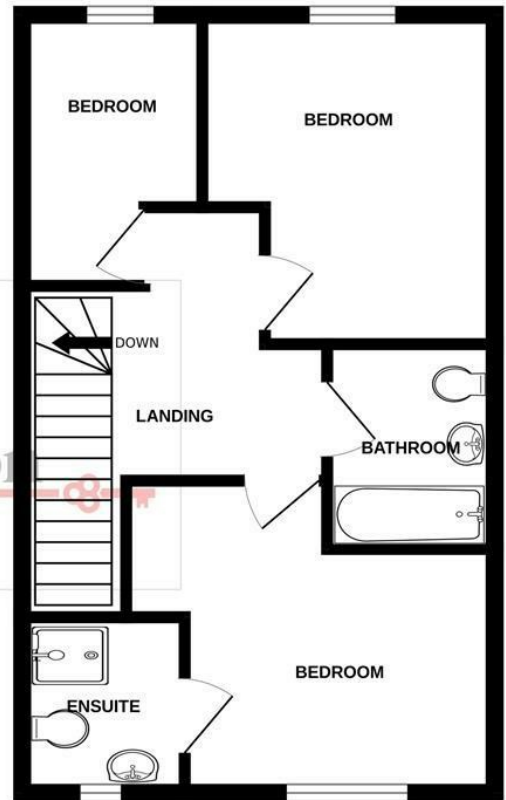
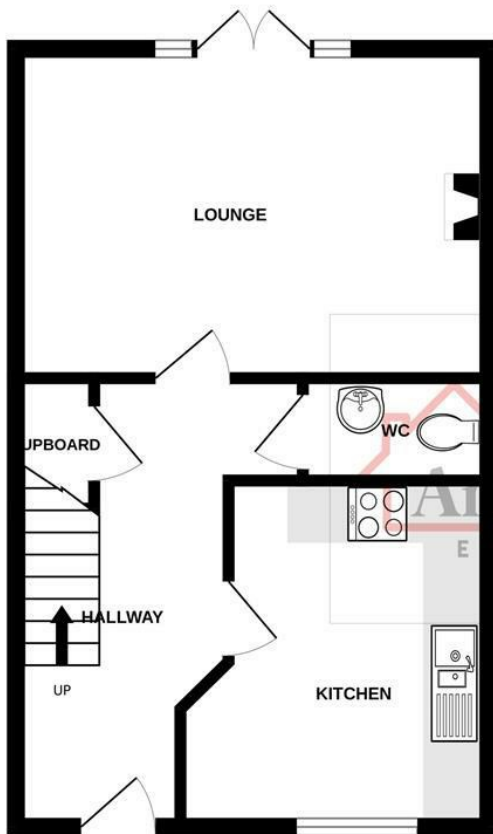
All photographs are taken with a wide angle lens.

## Directions

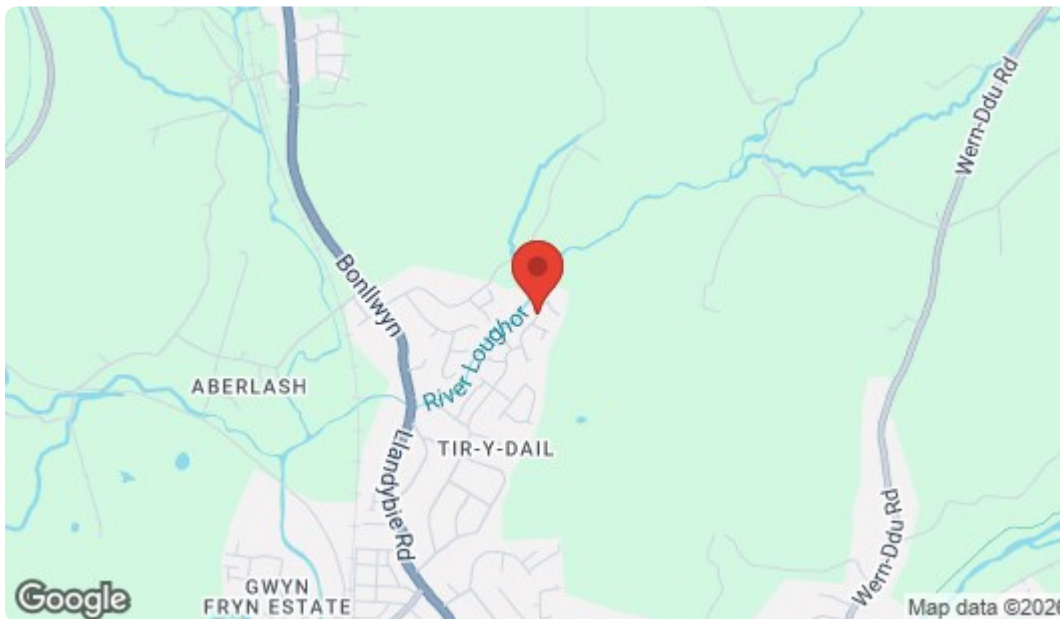
Leave Ammanford on College Street and travel approximately 1 mile to the furthest end of the green in Bonllwyn. Turn right then left and left again into Heol Llwyd. Follow the road straight into Dol Y Dderwen. Continue along this road bearing left then straight on and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST 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		
	72	78
<b>England &amp; Wales</b> 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		
	83	96
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.