



29 Bonllwyn, Ammanford, Ammanford, SA18 2EF

Offers in the region of £164,950

No onward chain!

We are delighted to offer for sale this semi detached house set on the outskirts of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises vestibule, entrance hall, lounge/diner, kitchen, downstairs bathroom and WC, utility room and 3 bedrooms. The property benefits from gas central heating, uPVC double glazing, front and rear gardens, shared side access to rear parking. There is also a leased detached garage on the opposite side of the road.

Ground Floor

uPVC double glazed door to

Vestibule

with laminate floor, dado rail, textured ceiling and door to

Entrance Hall

with stairs to first floor, laminate floor, radiator, dado rail and textured ceiling.

Lounge/Diner

23'11" x 11'4" inc to 12'3" (7.31 x 3.46 inc to 3.75)



with gas fire in feature surround, under stairs storage, laminate floor, 2 alcoves, 2 radiators, coved ceiling and uPVC double glazed bay window to front and window to rear into utility.

Kitchen

12'5" x 8'11" (3.81 x 2.74)



with range of fitted base and wall units, display cabinets, small breakfast bar, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with extractor over, built in oven, part tiled walls, laminate

floor, textured and coved ceiling and uPVC double glazed window to side and wooden door to Utility.

Rear Hall

with laminate floor and dado rail.

Downstairs Bathroom

6'11" x 12'6" red to 9'0" (2.11 x 3.83 red to 2.76)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over and glass screen, part tiled walls, dado rail, textured and coved ceiling, extractor fan, radiator and uPVC double glazed window to rear.

Utility

8'11" x 4'7" (2.73 x 1.40)



with work surface, plumbing for automatic washing machine, laminate floor, textured

and coved ceiling and uPVC double glazed window and door to side.

WC

3'6" x 3'7" (1.08 x 1.11)

with low level flush WC, laminate floor, textured and coved ceiling and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space with loft ladder, dado rail, laminate floor and textured ceiling.

Bedroom 1

9'10" x 12'5" (3.02 x 3.81)



with built in cupboard, fitted wardrobes, dado rail, laminate floor, 2 radiators, textured and coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

11'10" x 8'11" (3.61 x 2.72)



with fitted shelves and cupboard, feature fireplace, dado rail, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3

12'6" x 8'11" (3.83 x 2.73)



with built in storage cupboard with wall mounted gas boiler providing domestic hot water and central heating, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with gravelled garden to front, shared side drive leading to enclosed rear garden with block built shed with power and lights connected, concrete areas providing off road parking and slabbed patio area, lawned areas and mature trees and shrubs. Detached garage situated over the road

Services

Mains gas, electricity, water and drainage.

NOTE

All photographs are taken with a wide angle lens.

Council Tax

Band B.

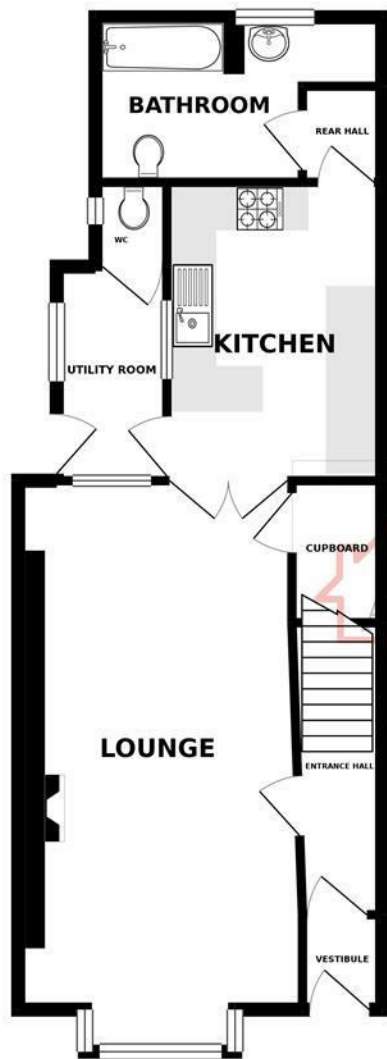
Directions

Leave Ammanford on College Street and travel for approximately half a mile into Bonllwyn and the property can be found on the right hand side, identified by our For Sale board.

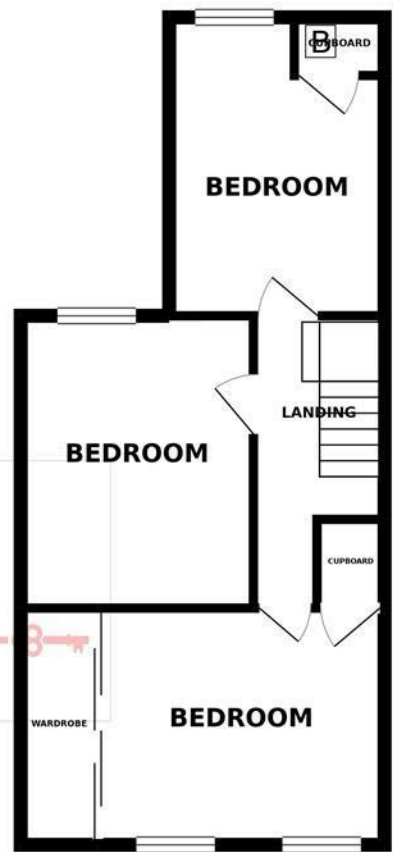
AGENTS NOTE

The garage is leased for £50 per year.

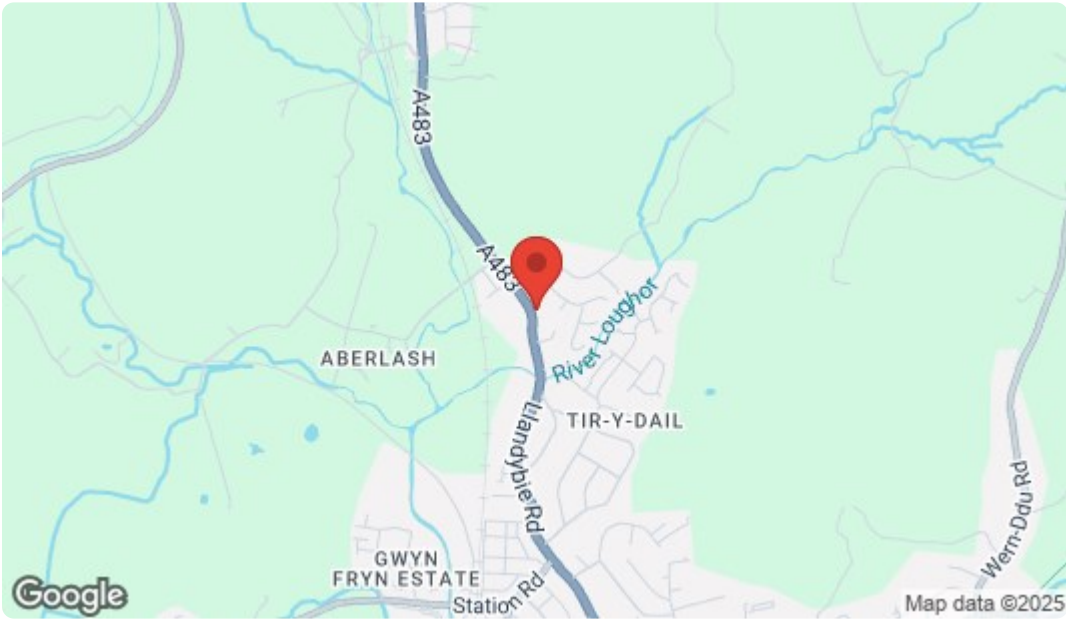
GROUND FLOOR



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		84
(69-80) C		
(55-68) D	65	
(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		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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.