Anna Ashton
ESTATE AGENTS









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

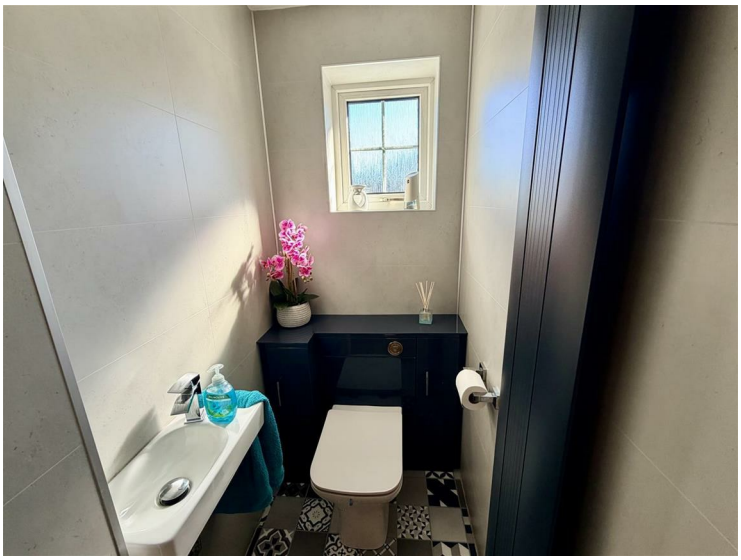
Offers in the region of £289,995

- Well presented detached house
- Gas central heating
- Off road parking
- South west facing garden
- 3 bedrooms
- uPVC double glazing
- Integral garage
- Viewing highly recommended

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
with stairs to first floor, under stairs cupboard, radiator, laminate floor and coved ceiling.

Downstairs WC
4'9" x 3'2" (1.47 x 0.98)



with fitted low level flush WC, vanity wash hand basin, tiled walls, tiled floor, extractor fan, upright radiator and uPVC double double glazed window to front.

Lounge
13'1" x 12'11" (4.01 x 3.95)





with electric wall mounted fire, radiator, textured and coved ceiling and uPVC double glazed bow window to front.

Kitchen/Diner
11'4" x 28'6" (3.46 x 8.70)





with range of fitted base and wall units, double Belfast sink unit with mono bloc tap, 5 ring rangemaster cooker with extractor over and glass splash back, integrated automatic dishwasher, integrated fridge freezer, porcelain tiled floor, under floor heating, under counter lights, 2 radiators, spotlights and 2 uPVC double glazed windows to rear over looking the garden and French doors to side leading to garden. Opening to

Conservatory
14'2" x 11'5" (4.32 x 3.50)



with porcelain tiled floor, under floor heating, 2 radiators, glass roof and uPVC double glazed windows and French doors to side.

First Floor

Landing

Bedroom 1
13'6" x 9'11" (4.13 x 3.03)



with fitted wardrobes, laminate floor, radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 2
11'5" x 9'11" (3.49 x 3.04)



with laminate floor, radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 3
10'6" red to 4'7" x 10'0" red to 6'8" (3.21 red to 1.41 x 3.07 red to 2.05)





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

Bathroom
8'4" x 9'11" (2.55 x 3.03)





with low level flush WC, vanity wash hand basin, roll top bath with shower attachment, corner shower cubicle with mains shower, part tiled walls, slate tiled floor, extractor fan, heated towel rail, textured ceiling an uPVC double glazed window to rear.

Outside





with resin drive for two cars to front, electric car charging point, artificial grass area to front, porcelain tiled walkway side access either side of the property to enclosed south west facing garden with porcelain tiled patio areas and walkway, lawned gardens, mature shrubs and trees, gravelled areas, timber sheds and outside tap.

Integral Garage

19'0" x 6'6",141'0" (5.80 x 2,43)
with wall mounted ga boiler providing domestic hot water and central heating, plumbing for automatic washing machine, power and light connected, attic space and electric roller door.

Material Information

UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broad Band Speed: Download: 45mbps Upload: 8mbps (there is super fast fibre installed in the street
Mobile coverage: Vodafone: 83% EE: 76% 3:74% o2:61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Medium risk from rivers (between 1% and 3.3% but been advised it has never flooded), very low risk from other aspects.
Rights and Easements:
Restrictions:

Council Tax

Band D

NOTE

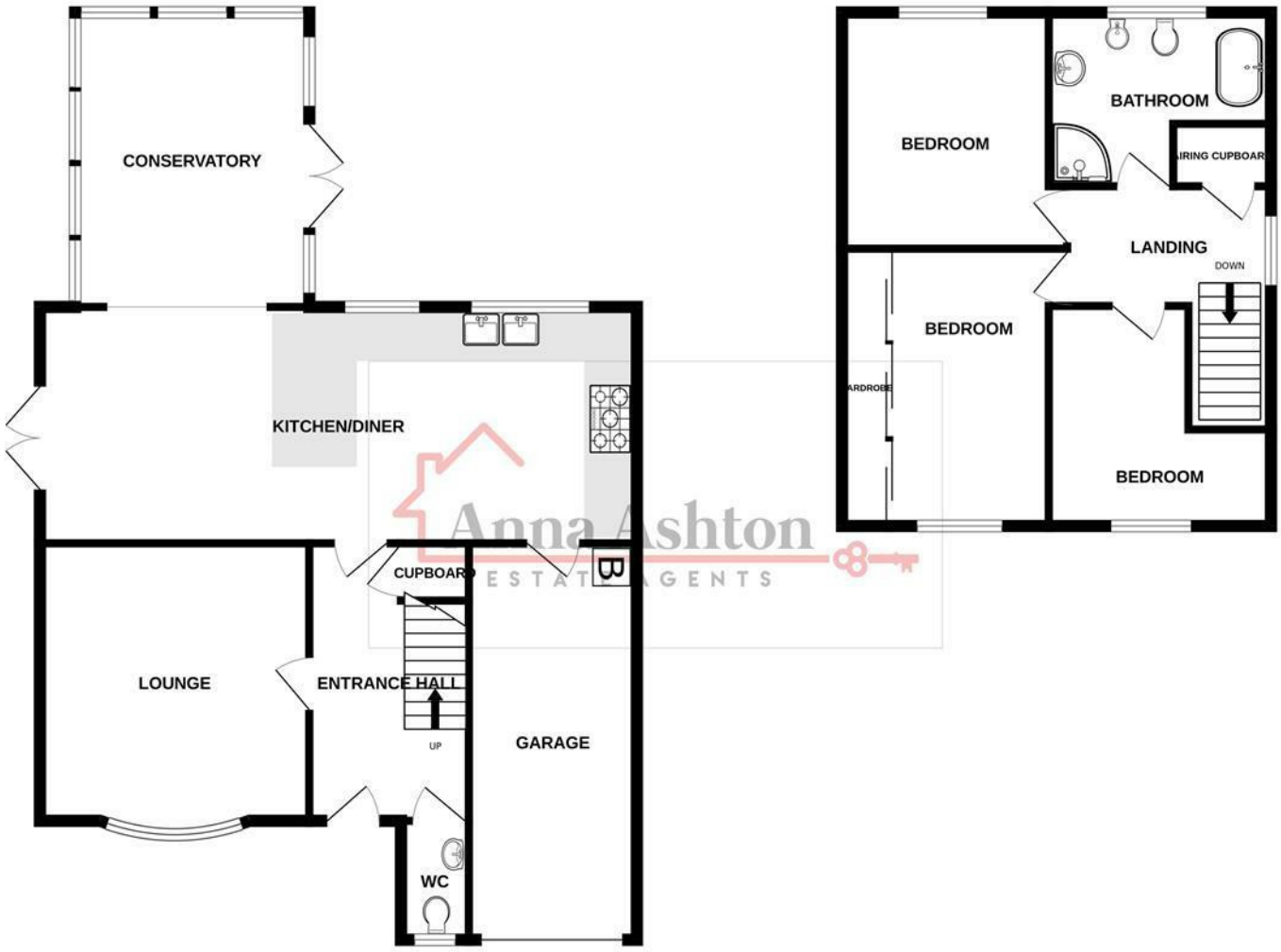
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel aproximately 1 mile to the end of Ammanford then turn right into Parc Henri Lane. Turn first right into Llwyn Y Bryn then right again into the first cul de sac and the property can be found on the straight ahead.

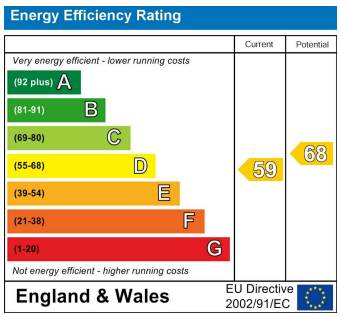
GROUND FLOOR

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