Anna Ashton
ESTATE AGENTS

The Spinney Parc Henry Lane, Bonllwyn, Ammanford, SA18 2EH

Offers in the region of £395,000

- Detached dormer bungalow on a corner plot
- 2/3 reception rooms
- Mostly uPVC double glazing
- Integral garage
- 3/4 bedrooms
- Gas central heating
- Off road parking
- Surrounding gardens

Ground Floor

Hardwood entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, textured and coved ceiling and single glazed leaded window to front.

Dining Room

12'4" x 11'1" (3.77 x 3.39)

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

Kitchen

15'5" x 10'11" max (4.7 x 3.34 max)

with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring ceramic hob with extractor over, built in oven and microwave, integrated automatic dishwasher, part tiled walls, radiator, tongue and groove ceiling and uPVC double glazed window to side and rear.

Utility

6'9" x 8'8" (2.06 x 2.65)

with base and wall units, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, radiator, textured and coved ceiling and uPVC double glazed door to rear. Door into integral garage.

Downstairs Bathroom
8'10" x 8'2" (2.7 x 2.5)

with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure with mains shower, tiled walls, textured and coved ceiling, shaver point, radiator and uPVC double glazed window to rear.

Sitting Room/Bedroom
11'11" x 12'0" (3.65 x 3.66)

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

Lounge
18'4" x 13'6" (5.6 x 4.13)

with stone fireplace, 2 radiators, textured and coved ceiling and uPVC double glazed window to side and front.

First Floor

Landing
with radiator and textured ceiling.

Bedroom 1
11'3" inc to 16'10" x 14'10" red to 6'11"
(3.45 inc to 5.15 x 4.53 red to 2.13)

with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed window to front and side.

Bedroom 2
8'2" x 12'9" (2.51 x 3.9)

with double airing cupboard with radiator and slatted shelves, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3
12'6" x 13'7" (3.82 x 4.16)

with fitted cupboards to front and rear with access to eaves, radiator, hatch to roof space, textured and coved ceiling and uPVC double glazed window to side.

WC
6'2" x 3'10" (1.88 x 1.18)

with low level flush WC, pedestal wash hand basin, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside

with off road parking for 2 cars, lawned garden to front and side, leading to rear garden with patio areas, gravelled areas, mature shrubs and trees, store shed and gravelled off road parking.

Potential building plot

There is a large rear garden with road frontage onto Llwyn Y Bryn that has the potential for a good size detached family home (subject to necessary planning consents).

Integral Garage

18'0" x 8'7" (5.5 x 2.63)
with electric up and over door, power and light connected and uPVC double glazed window to side.

Council Tax

Band F.

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street. Continue past the green area in Bonllwyn and turn second right into Parc Henry Lane and the property can be found on the right hand side after the entrance to Llwyn Y Bryn.

Material Information

UTILITES:

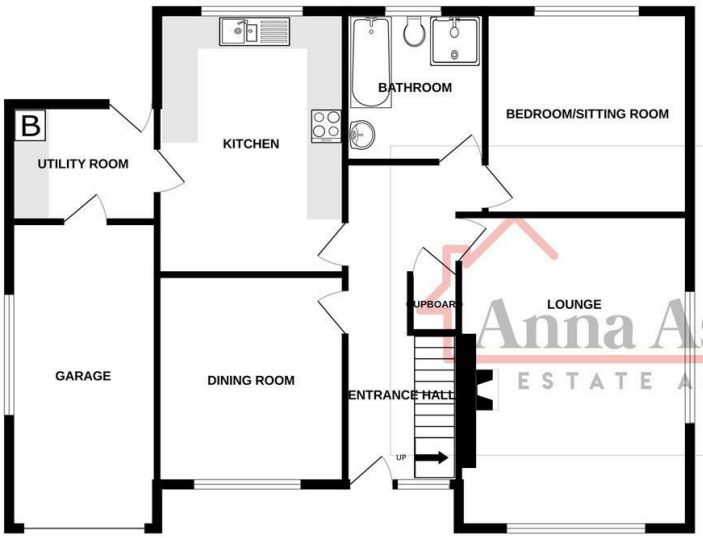
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Broad Band Speed: Ultrafst 200 mbps
Mobile coverage: Vodafone - 83% EE - 76% 3 - 74% O2 - 61%

ISSUES WITH POTENTIAL IMPACT:

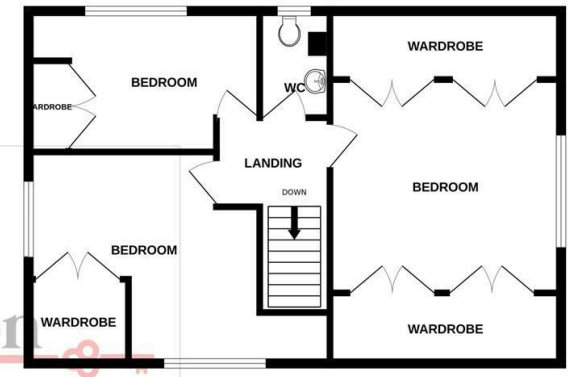
Flood Risk: Very Low from rivers and sea. High Risk of flooding from surface water and small watercourses. (Risk greater than 3.3% chance each year.)
Rights and Easements: None known
Restrictions: None known

Cavity wall insulation (Spray Foam)

GROUND FLOOR



1ST FLOOR



Anna Ashton & Co
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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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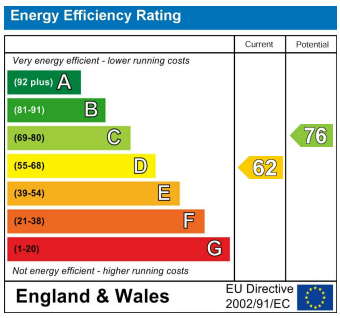

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.