



FOR SALE
01269 839292

Bonllwyn, Ammanford, SA18 2EF

Offers In Region Of £179,950



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Bonllwyn, Ammanford, SA18 2EF

****No Upper Chain****

Located on the outskirts of Ammanford town centre, this three-bedroom semi-detached property features a spacious lounge/diner, a first-floor bathroom, and benefits from gas-fired central heating and double glazing. Externally, there is ample off road parking available on the side and an enclosed rear garden with an open view.

Living in Ammanford town center means you have access to a vibrant array of shopping and leisure facilities, complemented by reputable primary and secondary schools. Additionally, for commuters, the M4 motorway is easily accessible via junction 49 at Pont Abraham.





Accommodation:

Entrance Hall

Laminate flooring.

Lounge/Diner

6.81m x 5.21m (22'4" (into bay) x 17'1" / 13'10" approx))

Double glazed bay into front, double glazed window to rear, double panel radiator, laminate flooring, stairs to first floor.





Kitchen

4.27m x 2.64m (14'0" x 8'8")

Double glazed window & door to rear, fitted with a range of wall & base units, integrated fridge/freezer, plumbing for washing machine, space for 8 ring oven, sink & draining board unit, part tiled walls, tiled floor.

First Floor Landing

Bedroom One

3.51m x 2.54m (11'6" x 8'4" (to wardrobes))

Double glazed window to front, double panel radiators, fitted wardrobes with mirrored sliding doors.

Bedroom Two

3.89m x 2.72m (12'9" x 8'11")

Double glazed window to rear, double panel radiator.

Bedroom Three

2.44m x 2.21m (8'0" x 7'3")

Double glazed window to front, double panel radiator, storage cupboard.

Bathroom

2.84m x 2.39m (9'4" x 7'10"/7'4")

Double glazed window to rear, double panel radiator, airing cupboard, suite comprising WC, pedestal wash hand basin, electric shower in enclosure suitable for disabled use.

Externally

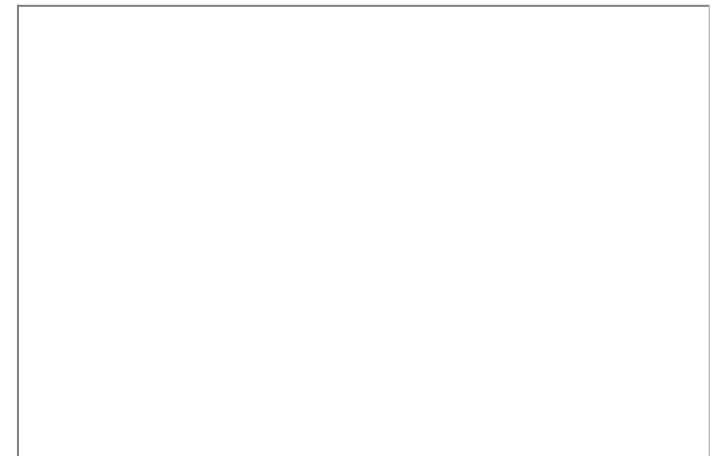
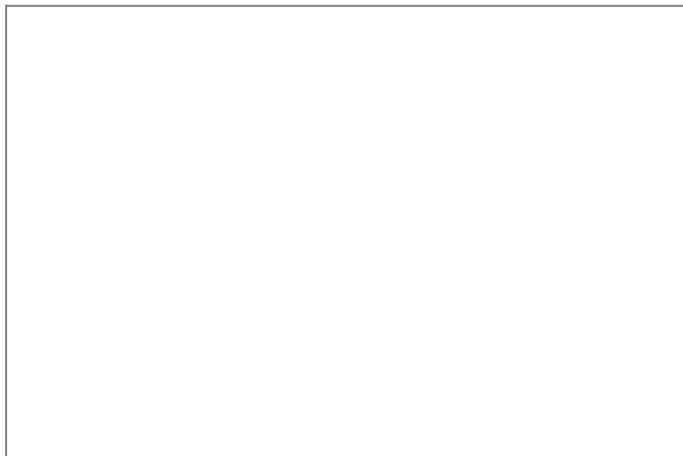
Parking area to the side providing ample parking, side pedestrian access to an enclosed rear garden mainly laid to lawn, storage shed. Open aspect to rear.

Services

We are advised that mains services are connected.

Tenure

Freehold





Council Tax

Band B

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128