



Bonllwyn, Ammanford, SA18 2EF

£135,000



**Calow Evans**  
Estate Agents

01269 543128  
[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Bonllwyn, Ammanford, SA18 2EF

Located on the outskirts of Ammanford town centre, this three-bedroom semi-detached property features a spacious lounge and separate dining room, a ground floor bathroom and ensuite facilities, it also benefits from gas-fired central heating and double glazing. A fairly large garden partly laid to lawn with some raised beds for planting.

Living in Ammanford town centre 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.





## Lounge

3.18m x 3.73m (10'5" x 12'3")

Double glazed bay window to front, double panelled radiator, brick wall feature fireplace.

## Dining Room

3.73m x 3.71m (12'3" x 12'2")

double glazed window to rear, double panelled radiator, electric fire in tiled fireplace, door to understair storage.

## Kitchen

2.74m x 3.66m (9'0" x 12'0")

Double glazed window to side, double panelled radiator, a range of wall and base units, part tiled walls, Rayburn style stove.





## Utility Room

1.63m x 0.91m (5'4" x 3'0")

double glazed window to side.

## Bathroom

2.11m x 2.64m (6'11" x 8'8")

double glazed window to rear, double panelled radiator, tiled walls, adapted shower, WC and wash hand basin .

## Bedroom 1

3.07m x 4.8m (10'1" x 15'9")

Two double glazed windows to front, two double panelled radiators, built in storage cupboard.



## Bedroom 2

3.56m x 3.02m (11'8" x 9'11")

Double glazed window to rear, double panelled radiator, fireplace.

## Bedroom 3

2.79m x 2.77m (9'2" x 9'1")

Double glazed window to rear , double panelled radiator, enclosed shower , Ensuite with WC , wash hand basin, laminate floor, built in storage cupboard.

## Externally

Decorative pebbled area to front, side pedestrian access to rear garden which is mainly laid to lawn with two garden sheds.



## Services

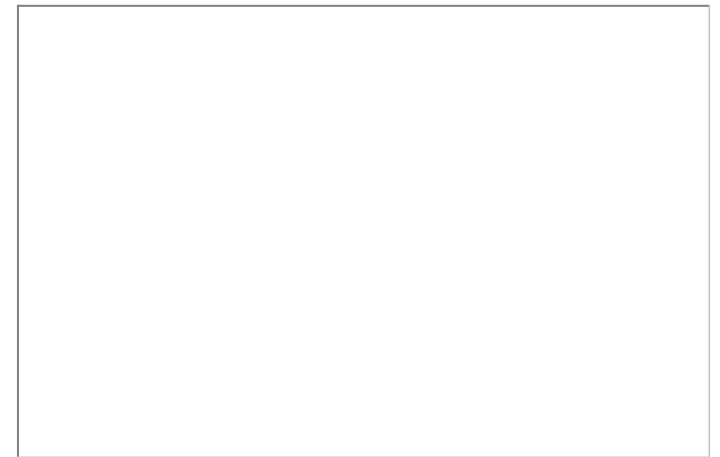
We are advised that mains services are connected.

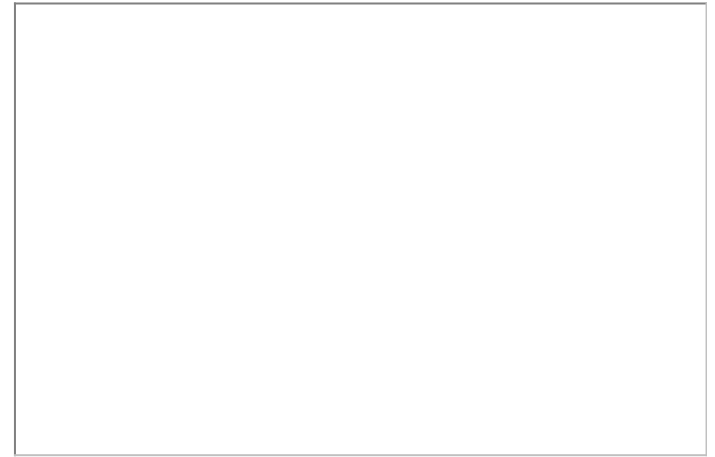
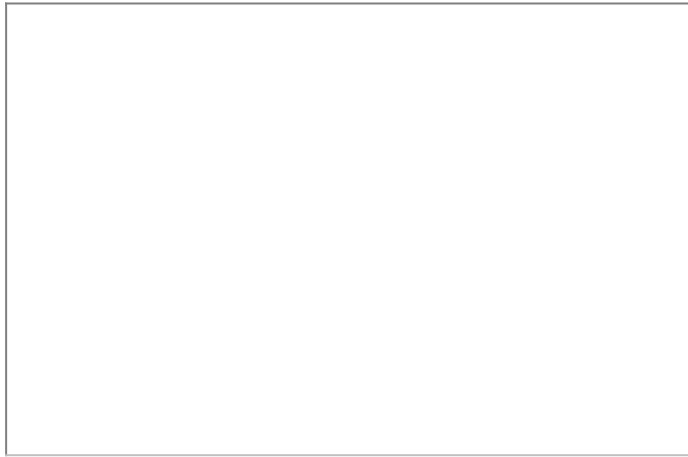
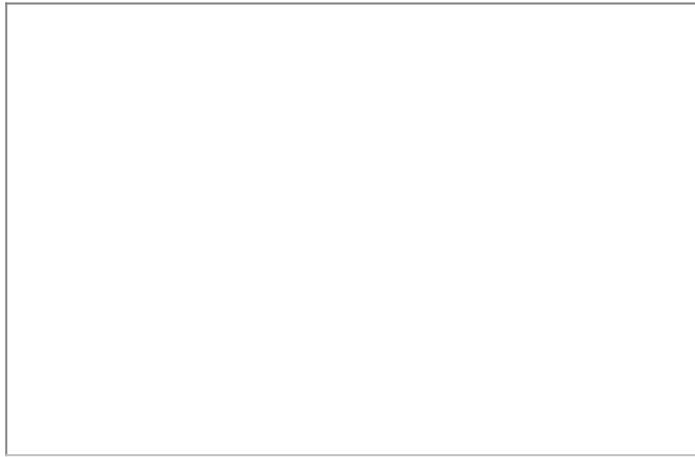
## Tenure

Freehold

## Council tax

Band B





## **Broadband/Mobile phone coverage**

There is ultrafast broadband and mobile phone coverage in the area

## **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