



Clos Yr Afon, Bonllwyn, Ammanford, SA18

Offers In Region Of £235,000



Calow Evans
Estate Agents

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Clos Yr Afon, Bonllwyn, Ammanford, SA18

GOOD SIZED ACCOMMODATION THROUGHOUT.

A four bedroom detached property conveniently situated on the outskirts of Ammanford town centre in Bonllwyn. The accommodation is arranged over three floors, the master bedroom being en-suite and benefits from a ground floor WC and first floor family bathroom. There is mains gas fired central heating and double glazing to the property. Externally a side driveway and low maintenance South facing garden.

Ammanford town centre offers good shopping and leisure facilities with access to the M4 motorway via junction 49 at Pont Abraham.





Entrance Hallway:

Laminate flooring, stairs to first floor, understairs storage area, double panel radiator.

Lounge:

3.86m x 3.76m (12'8" x 12'4")

Double glazed window to front, laminate flooring, double panel radiator.

Kitchen/Breakfast Room:

3.68m x 3.35m (12'1" x 11'0")

Double glazed window to rear, fitted with a range of wall and base units, integrated fridge freezer, and dishwasher, gas hob with extractor fan over, Neff slide and hide oven, part tiled walls, 1½ bowl sink unit and draining board, double panel radiator.





Utility Room:

2.39m x 1.96m (7'10" x 6'5")

Double glazed glass panel door to rear, fitted with wall and base units, gas boiler providing domestic hot water and central heating, tiled floor, double panel radiator.

Cloakroom:

Double glazed window to side, pedestal wash hand basin, WC, tiled floor, single panel radiator.

First Floor Landing:

Double glazed window to front, airing cupboard with shelving and radiator, stairs to second floor, single panel radiator.

Bedroom One:

3.63m x 3.05m (11'11"/8'10" x 10'0")

Double glazed window to rear, single panel radiator.

En-Suite:

2.16m x 2.01m (7'1" x 6'7")

Double glazed window to rear, pedestal wash hand basin, WC, shower enclosure with tiled splashback and border tiling, tiled floor, double panel radiator.

Bedroom Two:

3.58m x 2.69m (11'9" x 8'10")

Double glazed window to front, single panel radiator.

Bathroom:

3.58m x 2.26m (11'9" x 4'5"/7'5")

Double glazed window to side, suite comprises panelled bath, WC, pedestal wash hand basin, shower enclosure with tiled splashback and border tiling, tiled floor, double panel radiator.

Second Floor:

Double glazed window to side.

Bedroom Three:

4.8m x 2.79m (15'9"/12'1" x 9'2" to window)

Double glazed window to front, laminate flooring, double panel radiator





Bedroom Four:

5.82m x 2.51m (19'1" x 8'3")

Double glazed window to rear, laminate flooring, single panel radiator.

Externally:

Gated entrance to both sides, tarmacadam driveway to the right hand side providing off road parking, an enclosed low maintenance rear garden, shed with electricity connected, greenhouse, outside tap, paved patio and flower beds, feature patio and gravelled area to the side.

Services:

We are advised all mains services are connected.



Tenure:

Freehold.

Council Tax:

D.

Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.



Directions:

From our office in Ammanford proceed in the direction of Llandeilo. Continue passing the green in Bonllwyn where the turning for Clos Yr Afon will be located on the right hand side as identified by our For Sale board.

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.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128