



Bonllwyn, Ammanford, SA18

£175,000



Calow Evans  
Estate Agents

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



## Bonllwyn, Ammanford, SA18

### NO UPPER CHAIN.

A three bedroom semi detached property situated on the outskirts of Ammanford town in the village of Bonllwyn. The property has the benefit of double glazing, gas fired central heating, off road parking to the front and a good sized garden with an open aspect to the rear.

Ammanford town centre offers good shopping and leisure facilities with access to the M4 motorway located at junction 49 at Pont Abraham. This is an ideal property for the first time buyer.





### **Entrance Hallway:**

Laminate flooring, stairs to first floor, double panel radiator.

### **Lounge/Dining Room:**

7.57m x 3.89m (24'10" x 12'0"/12'9")

Double bay window to front, double glazed window to rear, laminate flooring, feature fireplace, downlighters, understairs storage cupboard, two double panel radiators.

### **Kitchen:**

3.15m x 2.39m (10'4" x 7'10")

Double glazed glass panel door to side, double glazed window to rear, fitted with a range of wall and base units, single bowl sink unit, plumbing for washing machine and dishwasher, tiled floor, electric hob and oven with extractor fan over, part tiled walls, double panel radiator.







## First Floor Landing:

Double glazed window to rear.

## Bedroom One:

4.34m x 2.84m (14'3" x 9'4")

Double glazed bay window to front, double panel radiator.

## Bedroom Two:

3.15m x 3.05m (10'4" x 10'0")

Double glazed window to rear, double panel radiator.

## Bedroom Three:

2.46m x 1.93m (8'1" x 6'4")

Double glazed window to front, double panel radiator.

## Bathroom:

2.9m x 2.41m (9'6" x 7'11")

Two double glazed obscure windows to rear, suit comprises panelled bath with hand held shower unit, wash hand basin in vanity unit, WC, shower enclosure, part tiled walls, downlighters, cupboard housing gas boiler providing domestic hot water and central heating, heated towel rail.

## Externally:

Resin frontage providing off road parking, side pedestrian access to the rear garden with Resin side and patio area, garden mainly laid to lawn with an open aspect to the rear, feature area with crushed slate, garden shed, outside tap.

## Services:

We are advised all mains services are connected.

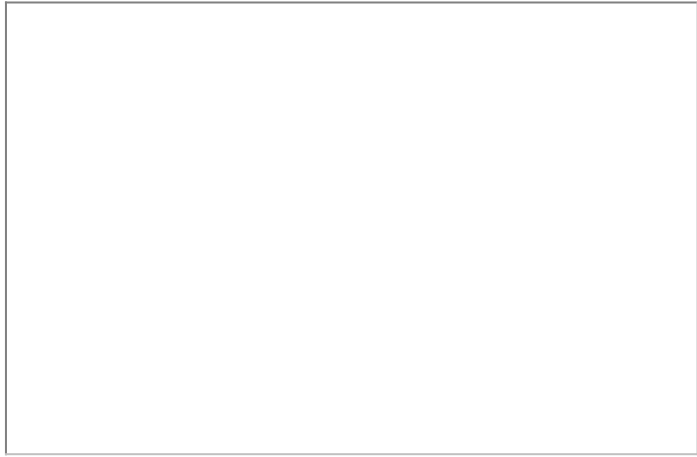
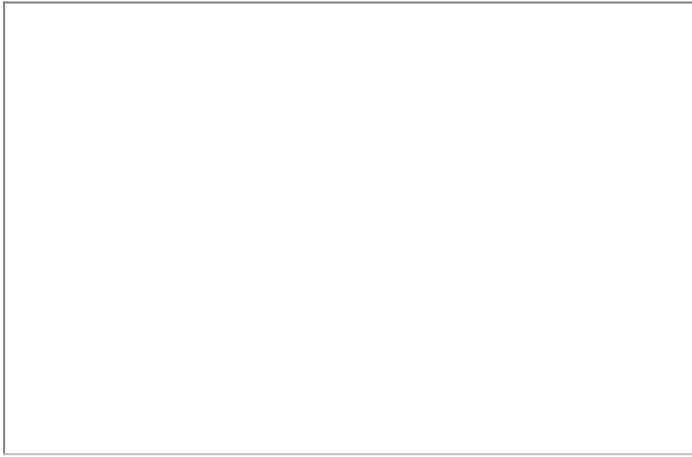
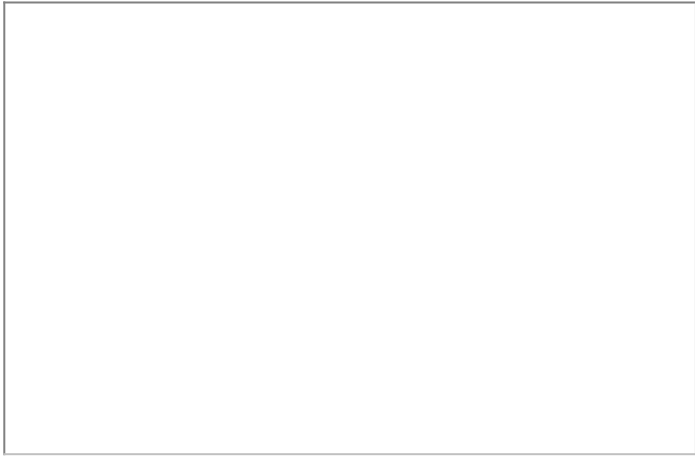
## Tenure:

Freehold.

## Council Tax:

B.





**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 and proceed towards the end of the village where the property will be located on the left 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