



**1 Dol Y Dderwen, Bonllwyn, Ammanford, SA18 2GE**

**Offers in the region of £290,000**

We are delighted to offer for sale this spacious, detached house situated in a popular location on the edge of Ammanford town centre within easy access of schools, shopping and transport facilities.

Accommodation comprises entrance hall, downstairs WC, lounge, dining room, kitchen, 4 bedrooms 2 with en suites and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.



## Ground Floor

Double glazed entrance door to

### Entrance Hall

with stairs to first floor and under stairs cupboard.

### Downstairs WC

5'4" x 2'9" (1.65 x 0.84)

with low level flush WC, pedestal wash hand basin, radiator and extractor fan.

### Lounge

18'3" x 10'10" (5.58 x 3.32)



with electric fire in feature surround, radiator, uPVC double glazed window to front and double doors to

### Dining Room

10'0" x 9'5" (3.07 x 2.88)



with radiator and uPVC double glazed window to rear.

## Kitchen/Diner

9'9" x 16'9" (2.99 x 5.12)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, radiator and uPVC double glazed window and French doors to rear.

## First Floor

### Landing

with airing cupboard, hatch to roof space and storage cupboard with hot water cylinder and radiator.

### Bedroom 1

13'1" x 11'1" (4 x 3.4)



with fitted double and single wardrobes, radiator and uPVC double glazed window to front.



### En Suite

5'11" x 6'10" (1.81 x 2.1)



with low level flush WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, radiator and uPVC double glazed window to side.

### Bedroom 2

9'6" x 13'5" (2.9 x 4.1)



with radiator and 2 uPVC double glazed windows to front.

### Jack & Jill En Suite

5'7" x 5'10" inc to 8'5" (1.72 x 1.78 inc to 2.57)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, radiator and uPVC double glazed window to side.

### Bedroom 3

10'9" x 8'5" (3.3 x 2.59)



with radiator and uPVC double glazed window to rear.



## Bedroom 4

9'0" x 10'3" (2.76 x 3.13)



with radiator and uPVC double glazed window to rear.

## Bathroom

7'6" x 7'5" (2.31 x 2.28)



with low level flush WC, pedestal wash hand basin, panelled bath, radiator and uPVC double glazed window to rear.

## Outside



with parking for 2 cars to front, front and side lawns with flower beds and side access to rear garden with lawned area, shrubs, timber shed and outside tap and light.

## Garage

15'10" x 8'4" (4.85 x 2.55)

with up and over door, power and light connected and wall mounted gas boiler providing domestic hot water and central heating.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

## NOTE

All photographs are taken with a wide angle lens.

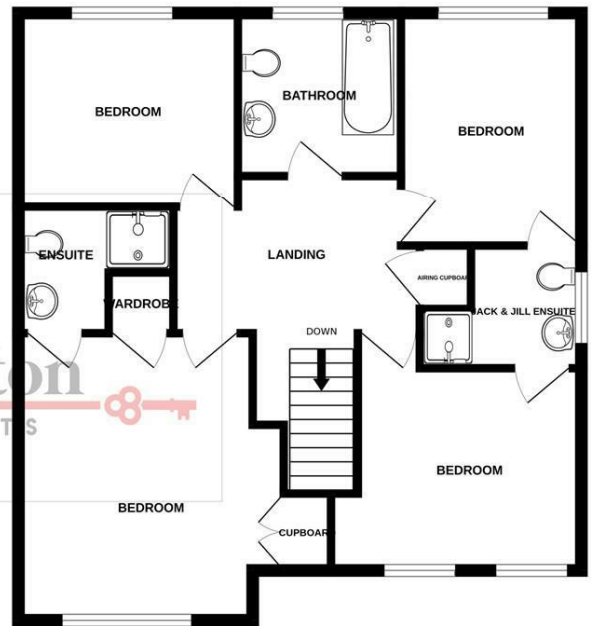
## Directions

Leave Ammanford on College Street and travel approximately one mile to the end of the Green in Bonllwyn. Turn right then left into Myddynfych Drive. At the crossroads turn left and proceed for approximately 1/4 mile and the property can be found on the left hand side, identified by our For Sale board.

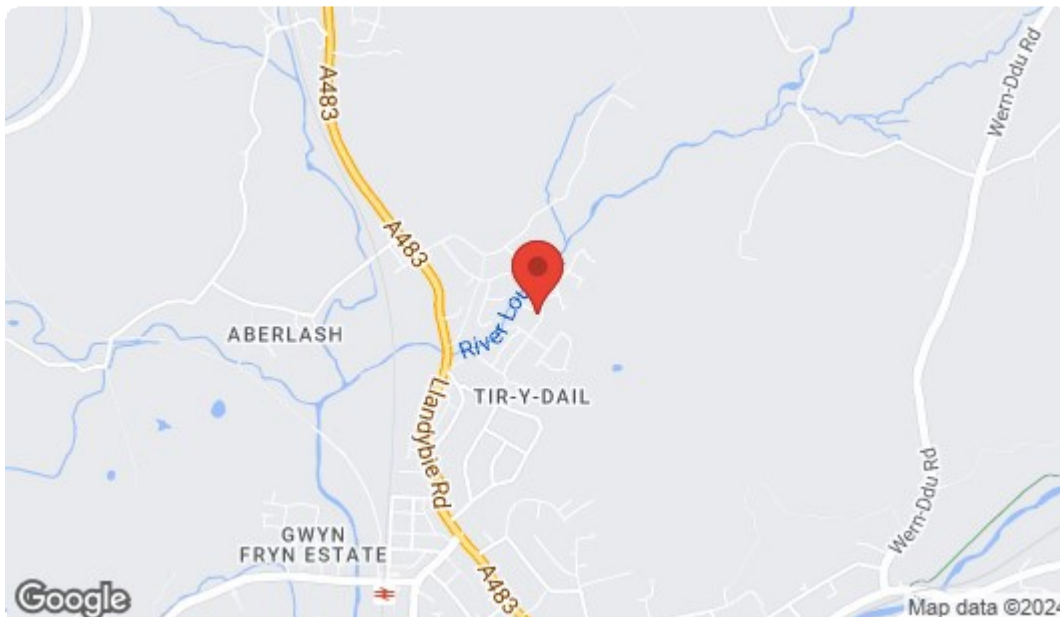
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

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