



3 Llwyn Y Bryn, Bonllwyn, Ammanford, SA18 2ES

Offers in the region of £270,000

A detached house set in a popular estate of mixed style properties within approximately one mile of Ammanford town centre with its range of shopping, schools and transport facilities.

Accommodation comprises entrance hall, downstairs WC, lounge/diner, conservatory, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs storage, radiator and coved ceiling.

Downstairs WC

4'9" x 3'2" (1.46 x 0.97)



with low level flush WC, vanity wash hand basin, part tiled walls, radiator and uPVC double glazed window to front.

Lounge/Diner

25'3" x 13'0" (7.70 x 3.97)



with 2 radiators, textured and coved ceiling and uPVC double glazed bow window to front and patio doors to rear into Conservatory

Conservatory

9'6" x 9'4" (2.92 x 2.85)



with uPVC double glazed windows and door to side and French doors to side.

Kitchen

11'5" x 15'2" (3.48 x 4.63)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, plumbing for automatic washing machine, radiator, coved ceiling and 2 uPVC double glazed windows to rear and door.

First Floor

Landing

with hatch to roof space, built in cupboard with wall mounted boiler providing domestic hot water and central heating, radiator and slatted shelves and uPVC double glazed window to side.

Bedroom 1

13'5" x 9'11" (4.09 x 3.03)



with fitted wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2

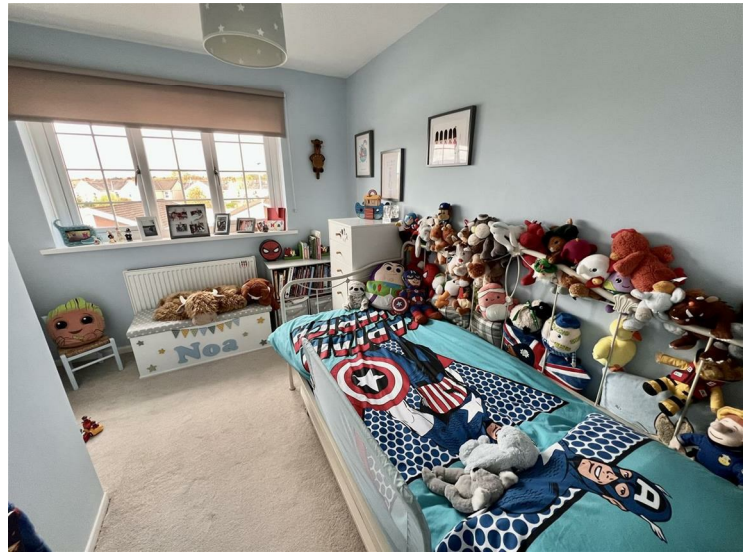
11'5" x 9'11" (3.50 x 3.03)



with fitted wardrobes, radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 3

10'5" red to 5'1" x 6'5" inc to 9'11" (3.18 red to 1.55 x 1.97 inc to 3.03)



with radiator, textured ceiling and uPVC double glazed window to front.

Bathroom

8'4" red to 5'10" x 9'10" red to 5'2" (2.55 red to 1.78 x 3 red to 1.59)



with low level flush WC, pedestal wash hand basin, Japanese plunge bath with shower attachment taps and shower over, tiled walls, heated towel rail and uPVC double glazed window to rear.

Outside



with tarmac drive for two cars and gravelled garden to front, side access either side of the property to rear garden with paved patio area and steps up to a further paved patio and artificial grass area.

Garage

with power and light connected and up and over door.

Council Tax

Band D

Services

Mains gas, electricity, water and drainage.

NOTE

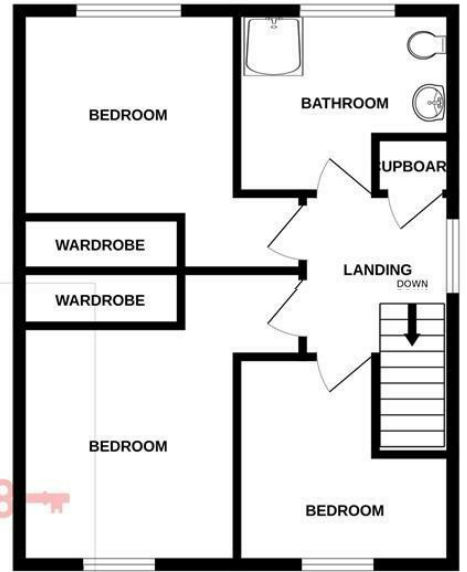
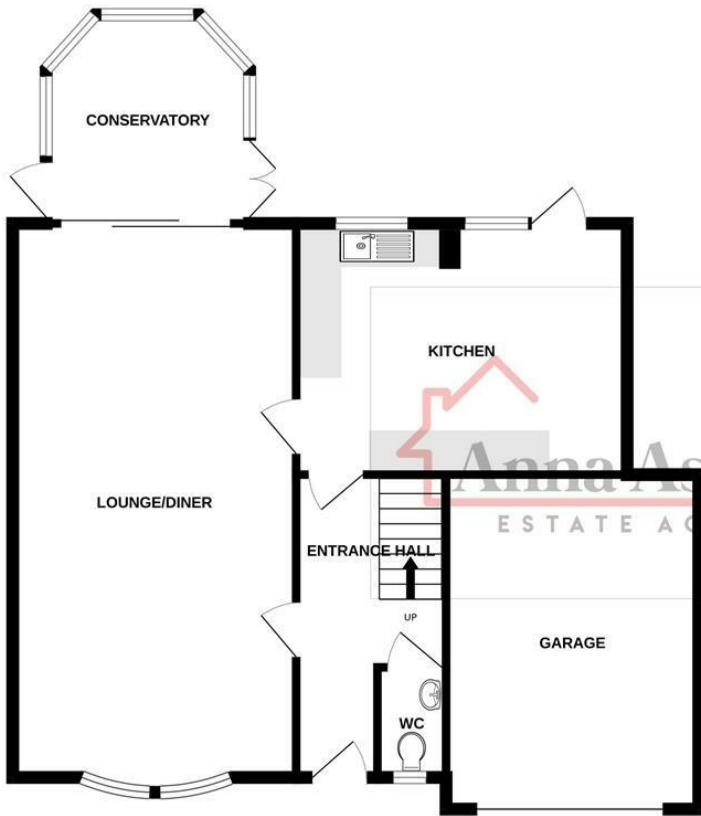
All photographs are taken with a wide angle lens.

Directions

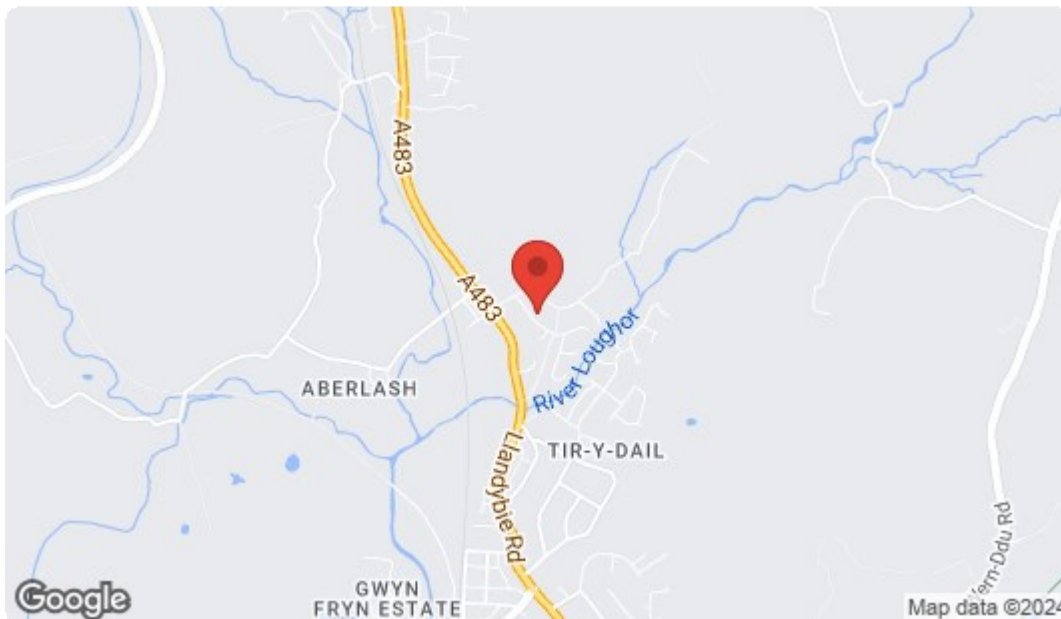
Leave Ammanford on College Street. Continue past the green area in Bonllwyn and turn second right into Parc Henry Lane then first right into Llwyn Y Bryn and the property can be found on the left hand side, identified by our For Sale board.

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		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC

Please note:

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