



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

Offers in the region of £205,000

A detached bungalow on a popular estate of mixed style properties within approx. one mile of Ammanford town centre with its range of shopping, schools and transport facilities. Accommodation comprises porch, entrance hall, lounge/diner, dining room, kitchen, 3 bedrooms and conservatory. The property benefits from gas central heating, mostly uPVC double glazing, off road parking, car port, garage and front and rear gardens.

Ground Floor

Aluminium patio doors to

Porch

4'5" x 1'11" (1.36 x 0.6)

with tiled floor, wooden door with glazed side panel to

Entrance Hall

with airing cupboard with fully lagged hot water cylinder, hatch to roof space, radiator and textured and coved ceiling.

Lounge/Diner

17'3" x 11'9" (5.28 x 3.6)



with 2 wall lights, radiator, textured and coved ceiling and uPVC double glazed bow window to front. Arch to

Dining Room

9'2" x 10'4" (2.8 x 3.17)

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

Kitchen

14'5" x 9'10" max (4.41 x 3.02 max)



with range of fitted base and wall units, display cabinets, stainless steel single

drainer sink unit with ordinary taps, 4 ring electric hob with extractor over, built in oven and grill, plumbing for automatic washing machine, part tiled walls, textured ceiling and secondary glazed window to side, wood and half glazed door to side porch.

Side Porch

19'2" x 3'4" (5.86 x 1.04)

with vanity wash hand basin, plumbing for automatic washing machine, polycarbonate roof, tiled floor and uPVC double glazed window to front and side and door to rear.

Conservatory off bedroom 1

9'11" x 10'0" (3.03 x 3.06)



with radiator, polycarbonate roof and uPVC double glazed windows and doors.

Bedroom 1

11'6" max x 12'1" max (3.53 max x 3.69 max)



with fitted wardrobes, radiator, textured ceiling and uPVC double glazed Patio doors to Conservatory.

Bedroom 2

11'10" max x 9'8" (3.61 max x 2.95)
with 2 fitted wardrobes, radiator, textured
and coved ceiling and uPVC double glazed
window to rear.

Bedroom 3

10'3" x 8'10" (3.14 x 2.71)



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

Bathroom

9'1" x 8'4" max (2.77 x 2.56 max)
with low level flush WC, vanity wash hand
basin with cupboards under, panelled bath,
shower cubicle with mains shower, part tiled
walls, radiator, textured ceiling and 2 uPVC
double glazed windows to side.

Outside

with paved and gravelled garden to front,
car port to side, enclosed rear garden
needing some cultivation.

Attached Garage

with up and over door.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

NOTE

All photographs are taken with a wide angle
lens.

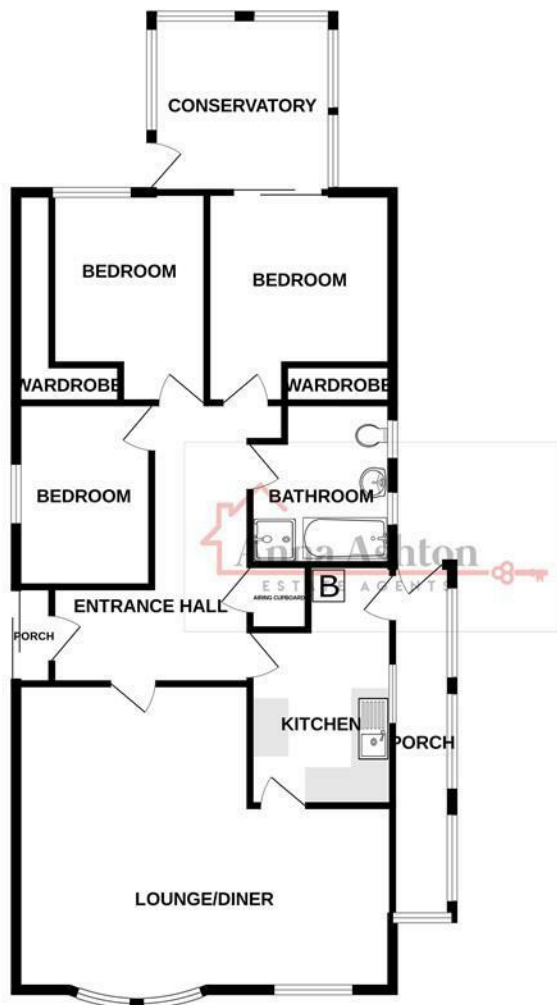
Directions

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. Take the
first right and the property can be found on
the right hand side, identified by our For
Sale board.

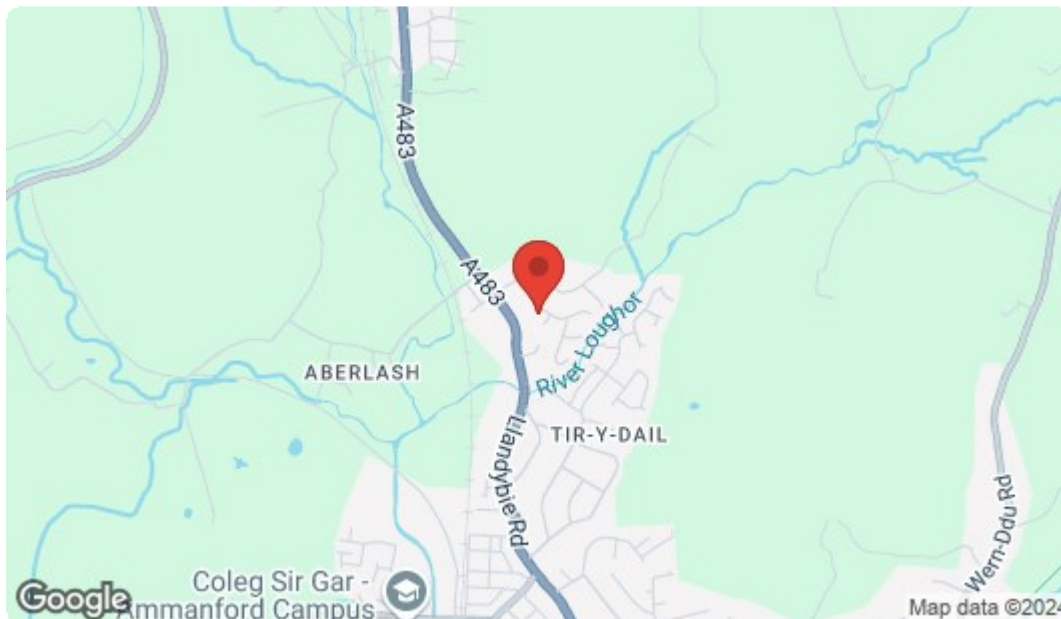
AGENTS NOTE

Possessory title due to deeds being lost

GROUND 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		
(81-91) B		
(69-80) C		
(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 (CO ₂) 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.