



45 Myddynfych Drive, Bonllwyn, Ammanford, SA18 2EB

Offers in the region of £135,000

A semi detached house set on the edge of Ammanford town centre close to its range of schooling, shopping and transport facilities. Accommodation comprises entrance hall, lounge, kitchen, lean to, 2 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

5'9" x 4'9" (1.77 x 1.46)

with stairs to first floor, radiator and textured ceiling.

Lounge

15'2" x 12'0" red to 6'11" (4.64 x 3.66 red to 2.13)



with tiled fireplace, radiator, textured ceiling and uPVC double glazed window to front and Aluminium framed Patio doors to lean to.

Kitchen

9'3" x 5'10" (2.83 x 1.78)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, free standing gas cooker with

extractor over, plumbing for automatic washing machine, under stairs cupboard, part tiled walls, radiator, textured ceiling and uPVC double glazed window to rear.

Lean to

7'4" x 9'6" (2.24 x 2.92)



with tiled floor.

First Floor

Landing

with hatch to roof space, eye level cupboard, textured ceiling and uPVC double glazed window to side.

Bedroom 1

8'11" x 12'0" max (2.73 x 3.66 max)



with built in wardrobes, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating,

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

Bedroom 2

6'0" x 12'0" (1.85 x 3.66)



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

Bathroom

5'6" x 6'0" (1.68 x 1.84)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with electric shower, tiled walls, radiator, textured ceiling and uPVC double glazed window to rear.

Outside



with lawned garden to front and tarmac drive, rear garden with lawn and gravel areas, outside WC and block built shed.

Garage

15'9" x 9'0" (4.82 x 2.75)



with double doors.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band A

NOTE

All internal photographs are taken with a wide angle lens.

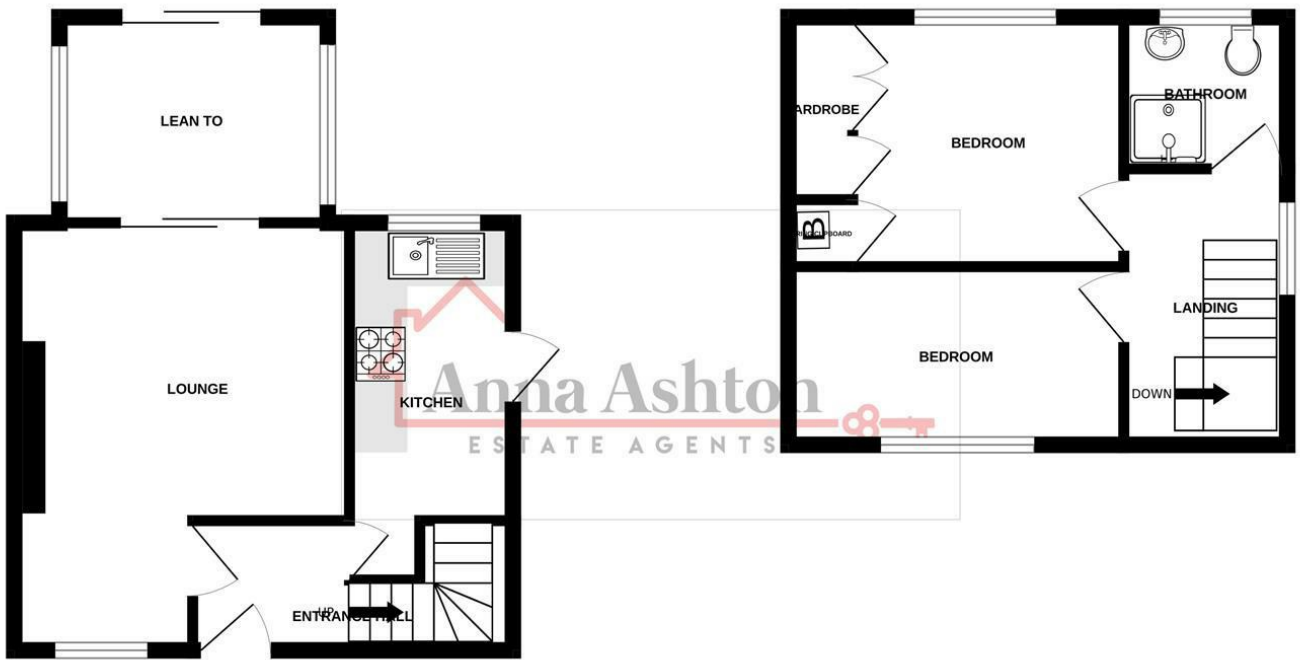
Directions

Leave Ammanford on College Street and travel for approximately one mile to the

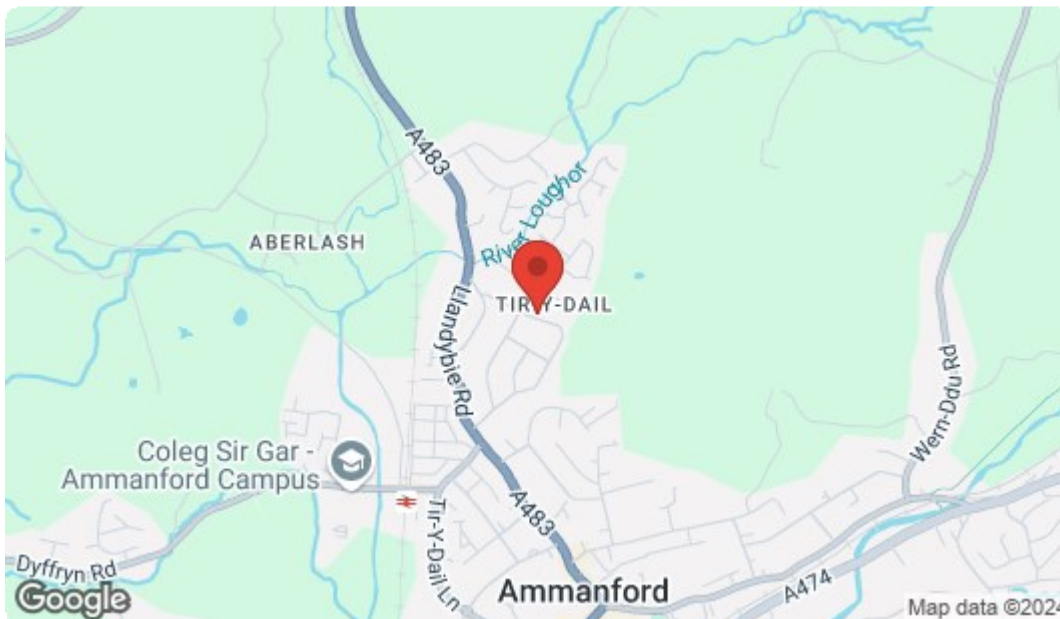
Green in Bonllwyn, turn right at the end of the green and then first left. Follow the road to the end and the property can be found on the left hand side, identified by our For Sale board.

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			81
(81-91) B		69	
(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.