



25 Myddynfych Drive, Bonllwyn, Ammanford, SA18 2EB

Offers in the region of £285,000

A well presented 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, dining room, sun room, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, front and rear gardens, outbuildings including utility room and WC, side drive and detached garage.

Ground floor

uPVC double glazed entrance door to

Entrance Hall

14'6" x 7'6" (4.44 x 2.29)

with stairs to first floor, under stairs cupboard, parquet floor, radiator, textured ceiling and uPVC double glazed windows to front and side.

Lounge

14'7" x 11'11" (4.46 x 3.65)



with gas fire in feature surround, parquet floor, radiator, picture rail and uPVC double glazed bow window to front.

Dining Room

13'3" x 11'9" max (4.05 x 3.59 max)



with electric fire in feature surround, parquet floor, picture rail, radiator and uPVC double glazed windows and door to rear into

Sun Room

12'5" x 11'4" (3.79 x 3.47)



with laminate floor, skylight, downlight, electric radiator, uPVC double glazed window to either side and French doors to rear.

Kitchen

12'3" x 8'8" (3.75 x 2.65)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in double oven, integrated fridge, integrated dishwasher, integrated microwave, upright radiator, downlights, coved ceiling and uPVC double glazed window to rear and door to side. Cupboard under the stairs with wall mounted gas boiler providing domestic hot water and central heating and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space with pull down ladder and uPVC double glazed stained glass window to side.

Bedroom 1

15'0" x 11'10" (4.58 x 3.62)



with radiator, picture rail and uPVC double glazed bow window to front.

Bedroom 2

15'3" x 11'1" (4.67 x 3.39)



with fitted wardrobe, picture rail, radiator and uPVC double glazed bow window to rear.

Bedroom 3

9'6" x 8'9" (2.91 x 2.68)

with laminate floor, radiator and uPVC double glazed window to front.

Bathroom

9'6" x 8'9" (2.91 x 2.67)



with fitted low level flush shower WC, vanity wash hand basin with cupboards under, free stand-in slipper bath with pillar shower tap, walk in shower cubicle, tiled walls, tiled floor, downlights, 2 heated towel rails and uPVC double glazed window to rear and side.

Outside



with lawned area to front, side drive leading to rear garden with store shed, store area, potting shed (1.83 x 2.44), lawned area, 2 large patio areas, mature shrubs and trees, barked garden, raised flowerbeds, paved pathway and outside light and tap (hot and cold).

Detached Former Garage

9'1" x 8'0" (2.77 x 2.44)

with power and light connected, double doors. Leading to

Utility Room

7'0" x 7'8" (2.15 x 2.35)



with range of fitted base units, one and half bowl sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, waterproof wallboards, electric radiator, uPVC double glazed window and door to side.

WC (0.85 x 1.36) - with low level flush WC and waterproof wallboards.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

All 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 and the property can be located at the left hand side, identified by our For Sale board.

Agents Note

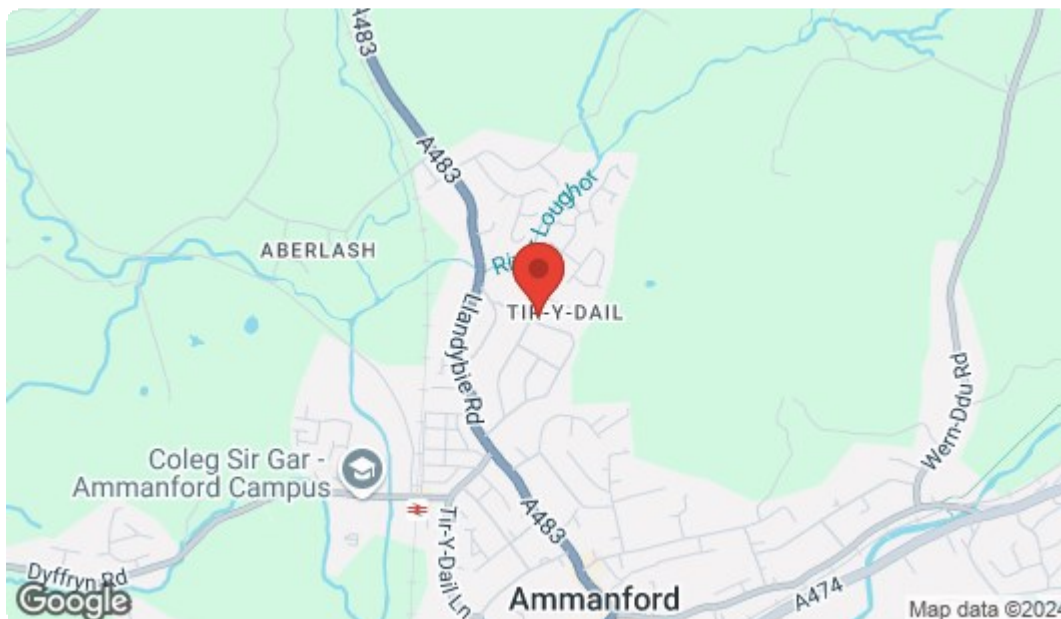
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GROUND FLOOR

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			84
(81-91) B		70	
(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.