



51 Llwyn Y Bryn, Ammanford, Ammanford, SA18 2ES

Offers in the region of £247,500

A detached bungalow set in the corner of a quiet cul-de-sac 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 entrance hall, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, attached garage, front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with airing cupboard, hatch to roof space radiator, laminate floor and textured ceiling.

Lounge/Diner

12'2" red to 10'0" x 18'7" (3.73 red to 3.06 x 5.67)



with wall mounted electric fire, 2 radiators, laminate floor, textured and coved ceiling and 2 uPVC double glazed windows to front and one to side.

Kitchen

10'7" x 7'4" (3.24 x 2.26)



with range of fitted base and wall units, single drainer sink unit with monobloc tap, free standing electric cooker, plumbing for automatic washing machine, integrated automatic dishwasher, wall mounted gas boiler providing domestic hot water and central heating, laminate floor, part tiled walls, textured ceiling and uPVC double glazed window and door to side.

Bedroom 1

8'9" x 10'7" (2.68 x 3.25)



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

Bedroom 2

12'6" x 7'4" (3.83 x 2.25)



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

Bedroom 3

7'10" x 7'4" (2.40 x 2.25)



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

Bathroom

6'1" x 7'8" (1.86 x 2.36)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower over and glass screen, part tiled walls, heated towel rail and uPVC double glazed window to side.

Outside



with gravelled garden to front, tarmac drive for 2/3 cars, side access either side of property with lawned garden.

Attached Garage

18'1" x 8'5" (5.52 x 2.59)

with up and over door, power and light connected and window to rear.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

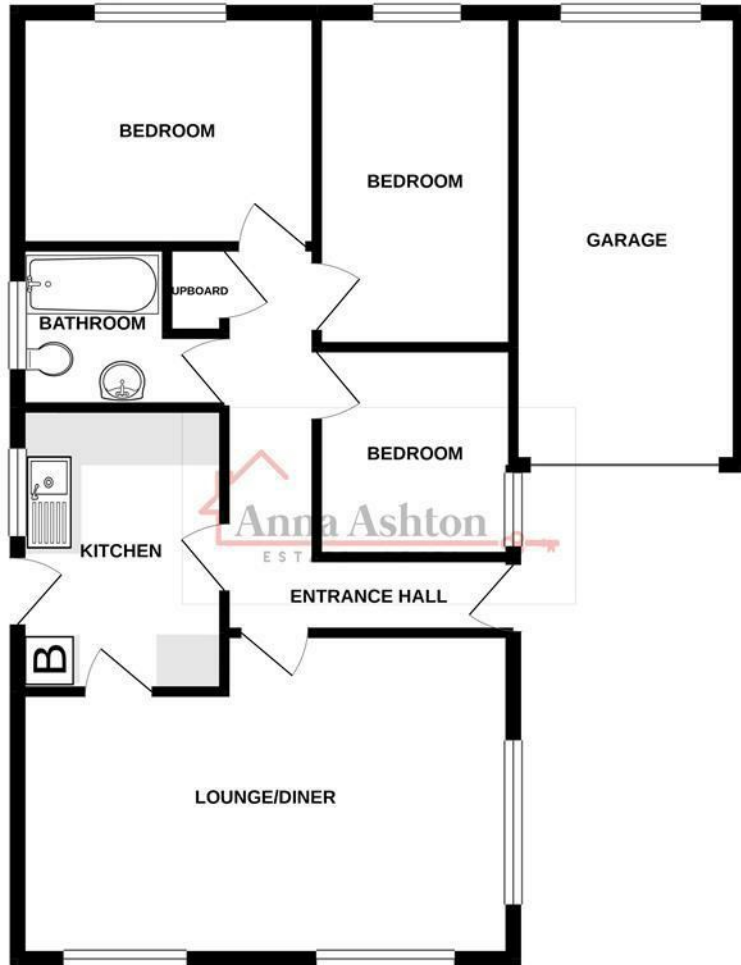
NOTE

All photographs are taken with a wide angle lens.

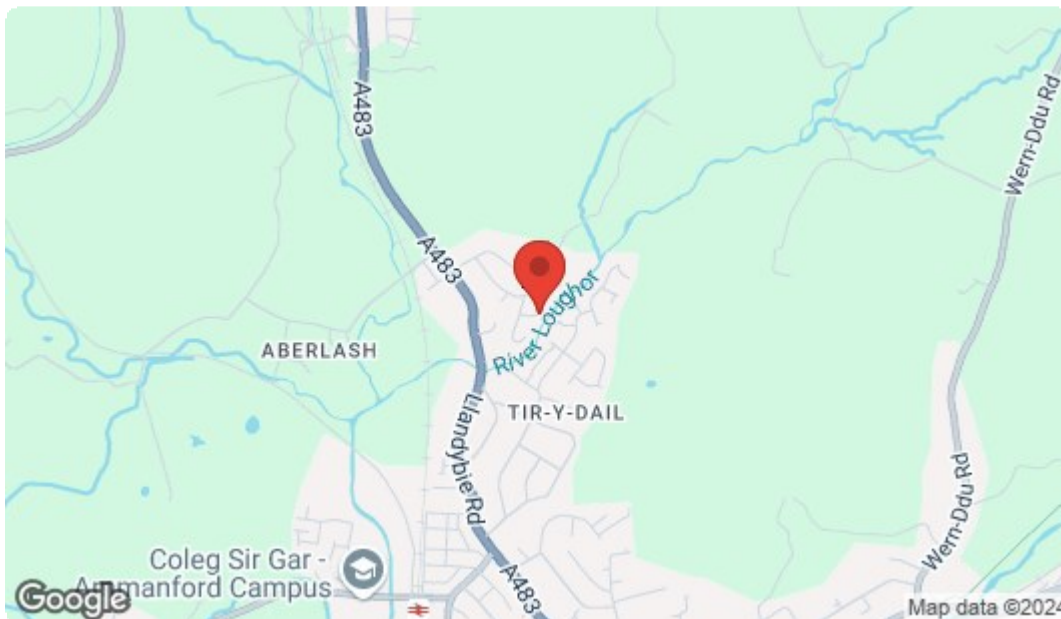
Directions

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

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		87
(81-91) B		
(69-80) C	69	
(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.