



**53 Myddynfych Drive, Ammanford, Ammanford, SA18 2EB**

**Offers in the region of £139,950**

NO ONWARD CHAIN....We have the pleasure of offering this recently renovated 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, open plan lounge/kitchen, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, detached garage and front and rear gardens.



## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor and textured and coved ceiling.

## Lounge

15'2" x 6'10" inc to 11'10" (4.63 x 2.10 inc to 3.61)



with 2 radiators, coved ceiling and uPVC double glazed window to front and rear. Opening to

## Kitchen

5'11" x 11'11" (1.81 x 3.65)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with oven under, plumbing for automatic washing machine, wall mounted gas boiler providing

domestic hot water and central heating, under stairs cupboard, part tiled walls, laminate floor, coved ceiling and uPVC double glazed window to rear and door to side.

## First Floor

## Landing

with hatch to roof space, textured and coved ceiling and uPVC double glazed window to side.

## Bedroom 1

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



with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed window to rear.



## Bedroom 2

5'11" x 11'11" (1.82 x 3.64)



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

## Bathroom

5'6" x 6'1" (1.69 x 1.86)



with low level flush WC, vanity wash hand basin, panelled bath with shower attachment taps, part tiled walls, laminate floor, heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

## Outside



with lawned and barked garden to front with mature shrubs and trees, side drive leading to rear garden with concrete area, paved patio areas, block store shed, mature shrubs and trees and Detached garage (5.62 x 2.76) with up and over door and window to rear.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band A

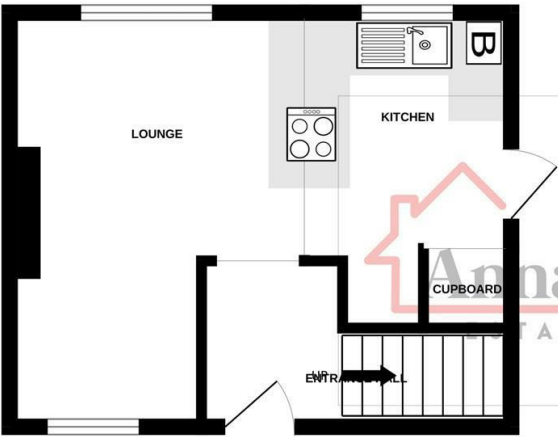
## NOTE

All internal photographs are taken with a wide angle lens.

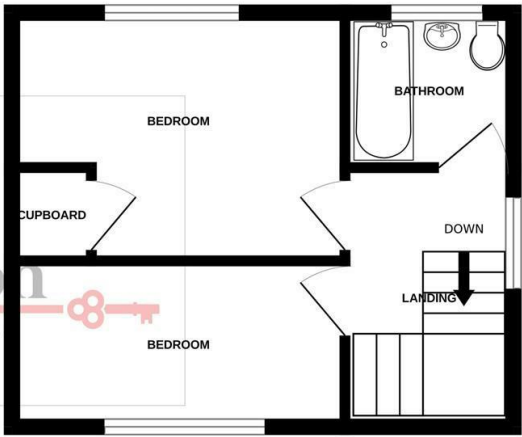
## Directions

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		87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.