



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

Offers in the region of £225,000

Nestled in the charming area of Llwyn Y Bryn, Ammanford, this delightful detached house presents an excellent opportunity for those looking to create their dream home. With three bedrooms, this property is perfect for families or individuals seeking space and comfort.

While the property requires modernisation, it offers a blank canvas for you to infuse your personal style and preferences. There is a gas supply to the property but the boiler is no longer in working condition and needs replacing.

Outside, you will find a garage, providing ample storage or potential for a workshop. The rear garden offers a lovely outdoor space for gardening enthusiasts or for children to play. Additionally, off-road parking is available, ensuring convenience for you and your guests.

This property is situated in a peaceful neighbourhood, making it an ideal retreat while still being within easy reach of local amenities and transport links. With its potential for transformation and desirable features, this detached house in Llwyn Y Bryn is a fantastic opportunity for those looking to invest in a property with character and charm. Don't miss the chance to make this house your home.

Ground Floor

uPVC double glazed entrance door into

Porch

4'9" x 2'9" (1.47 x 0.86)

with uPVC double glazed window to side and wooden entrance door to

Entrance Hall

with stairs to first floor, radiator, textured ceiling and under stairs storage.

Cloakroom

4'8" x 3'4" (1.43 x 1.03)



with low level flush WC, vanity wash hand basin, heated towel rail, part tiled walls, laminate floor, textured ceiling and uPVC double glazed window to front.

Lounge

12'7" x 13'0" (3.86 x 3.97)



with gas fire, radiator, textured and coved ceiling, uPVC double glazed bow window to front and archway to

Dining Room

11'8" x 13'0" (3.58 x 3.97)



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

Kitchen/Breakfast Room

11'5" x 15'1" (3.49 x 4.62)



with range of fitted base and wall units, display cabinets, one and a half bowl sink with mixer taps, 4 ring electric hob with extractor over, eye level oven and grill, integrated fridge freezer, pull out larder unit, part tiled walls, textured ceiling, uPVC double glazed window to rear and uPVC double glazed patio doors to rear porch. There is a wall mounted gas boiler but this is not in working order.

Rear Porch

with uPVC double glazed windows and uPVC double glazed door to rear garden.

First floor

Landing

with hatch to roof space, airing cupboard with fully lagged hot water cylinder, textured ceiling and uPVC double glazed window to side.

Bedroom 1

13'5" x 9'10" (4.11 x 3.01)



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

Bedroom 2

11'5" x 9'10" (3.48 x 3.01)



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

Bedroom 3 (L Shaped)

10'5" max x 10'0" max (3.19 max x 3.05 max)



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

Bathroom

8'3" x 9'10" (2.52 x 3.02)



with shower enclosure with electric shower, fitted vanity wash hand basin and WC, fitted cupboards, panelled bath, waterproof wall boards, radiator, textured ceiling, radiator and uPVC double glazed window to rear.

Outside



Brick paved parking to front, side pedestrian access either side to rear garden with paved patio area, lawned gardens, glass house, vegetable plots

decking area and potting shed. Summer house. Outside tap and outside light.

Attached Garage

18'2" x 8'0" (5.56 x 2.46)

with up and over door, power and light connected and uPVC double glazed door to rear.

Services

Mains water, electricity, gas and drainage.

Directions

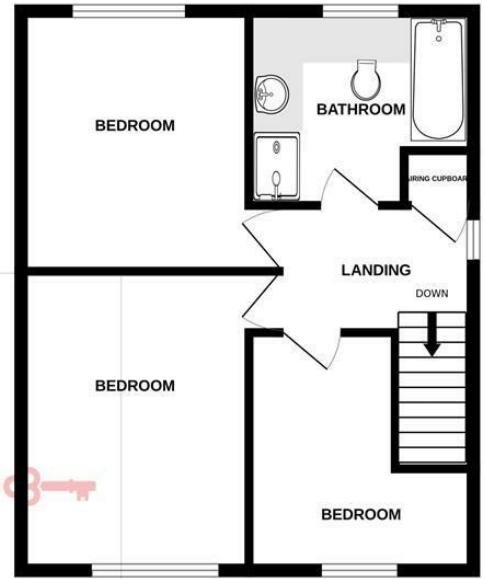
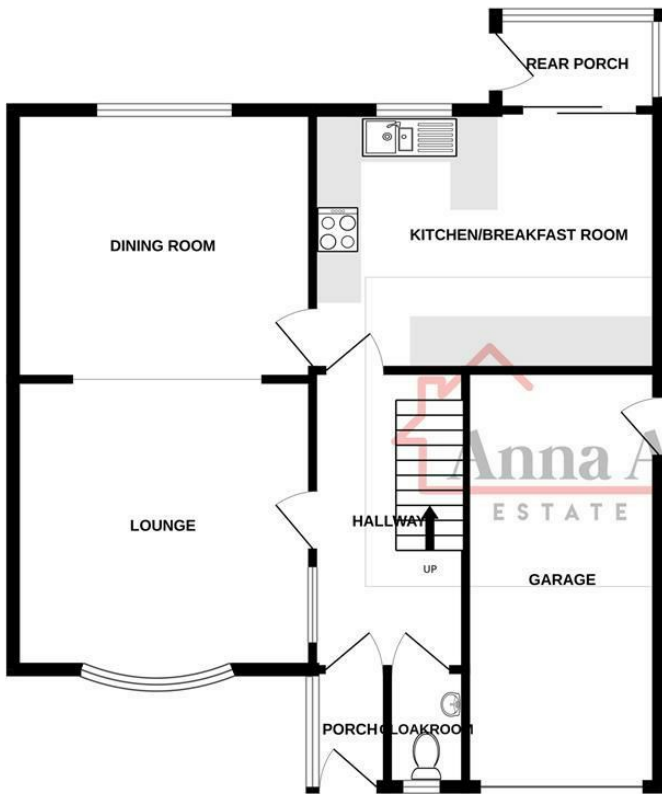
Leave Ammanford on College Street and travel approximately 1 mile to the end of Ammanford then turn right into Parc Henri Lane. Turn first right into Llwyn Y Bryn then right again into the first cul de sac and the property can be found on the left hand side identified by our For Sale board.

NOTE

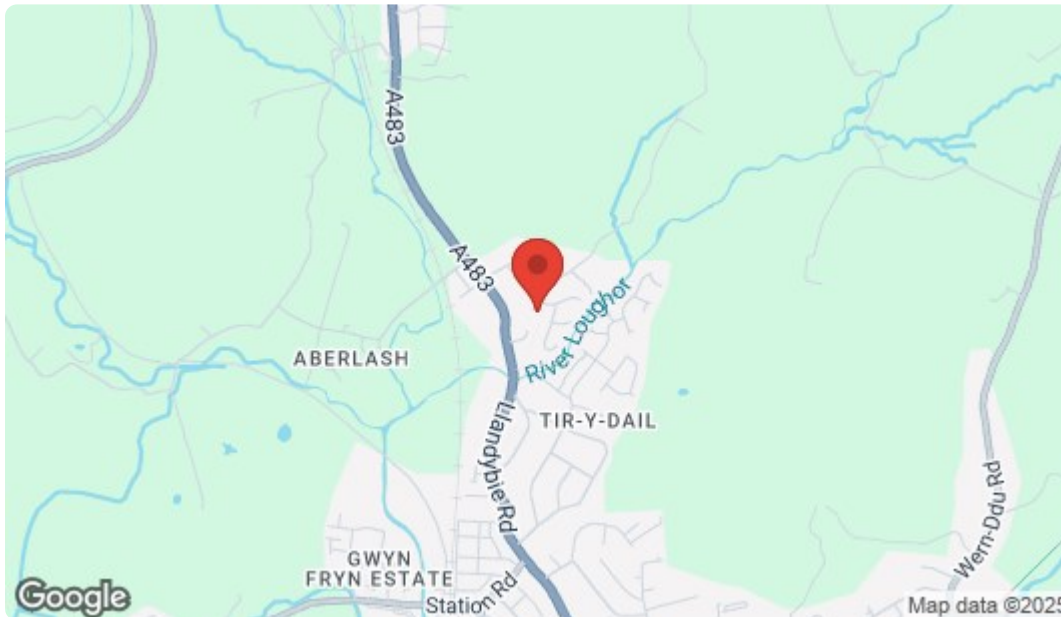
All internal photographs are taken with a wide angle lens.

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			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(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.