



17 Aberlash Road, Bonllwyn, Ammanford, SA18 3NE

Offers in the region of £385,000

A detached bungalow set on the outskirts of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, sitting room, 4 bedrooms, bathroom, 2 WC's, kitchen/diner and utility room. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, detached double garage and enclosed front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with engineered oak floor, built in cupboard, hatch to roof space, radiator and coved ceiling.

Lounge

16'3" x 16'0" (4.96 x 4.88)



with gas fire in feature surround, 4 wall lights, engineered oak floor, dado rail, radiator, coved ceiling and window into hall and uPVC double glazed French doors to front.

Bedroom 1

13'8" x 11'10" (4.18 x 3.61)



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

Bedroom 2

10'5" x 10'5" (3.2 x 3.18)



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

Bedroom 3

9'5" x 11'7" (2.88 x 3.55)



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

Bathroom

10'4" max x 7'9" max (3.17 max x 2.38 max)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, shower enclosure with mains dual head shower, tiled walls, tiled floor, extractor fan, heated towel rail, downlights, coved ceiling and velux window to rear.

Store Room

4'1" x 5'5" (1.25 x 1.66)

with plumbing for low level flush WC, pedestal wash hand basin, radiator and coved ceiling.

Kitchen/Diner

24'6" x 11'4" (7.47 x 3.47)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc taps, 4 ring gas hob with extractor over, built in oven and microwave, integrated automatic washing machine, integrated automatic dishwasher, part tiled floor, part engineered oak floor, part tiled walls, radiator, downlights, coved ceiling and

uPVC double glazed window to side and front and aluminium window to rear. Door to

Rear Hall

with built in cupboard with uPVC double glazed window to rear, tiled floor, radiator, coved ceiling and downlights and recently fitted uPVC double glazed door to side

Sitting Room

14'9" x 9'9" (4.51 x 2.98)



with laminate floor, radiator, coved ceiling and uPVC double glazed French doors to side. Double doors to

Bedroom 4

10'7" x 10'5" (3.23 x 3.18)



with laminate floor, radiator, vaulted ceiling and uPVC double glazed window to side and rear.

Utility Room

10'1" x 8'0" (3.08 x 2.46)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, shower cubicle with mains shower, wall mounted gas boiler providing domestic hot water and central heating, built in store cupboards, part tiled walls, tiled floor, extractor fan, coved ceiling and uPVC double glazed window to rear.

WC

5'10" x 3'0" (1.78 x 0.92)



with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor, coved ceiling and extractor fan.

Outside



with covered porch, lawned garden to front, flower borders, outside light and tarmac drive for several cars leading to double garage with power and light connected, WC and 2 up and over doors. Enclosed rear garden with lawned area, decking area, flower/vegetable plots, mature shrubs and trees and outside light and tap.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

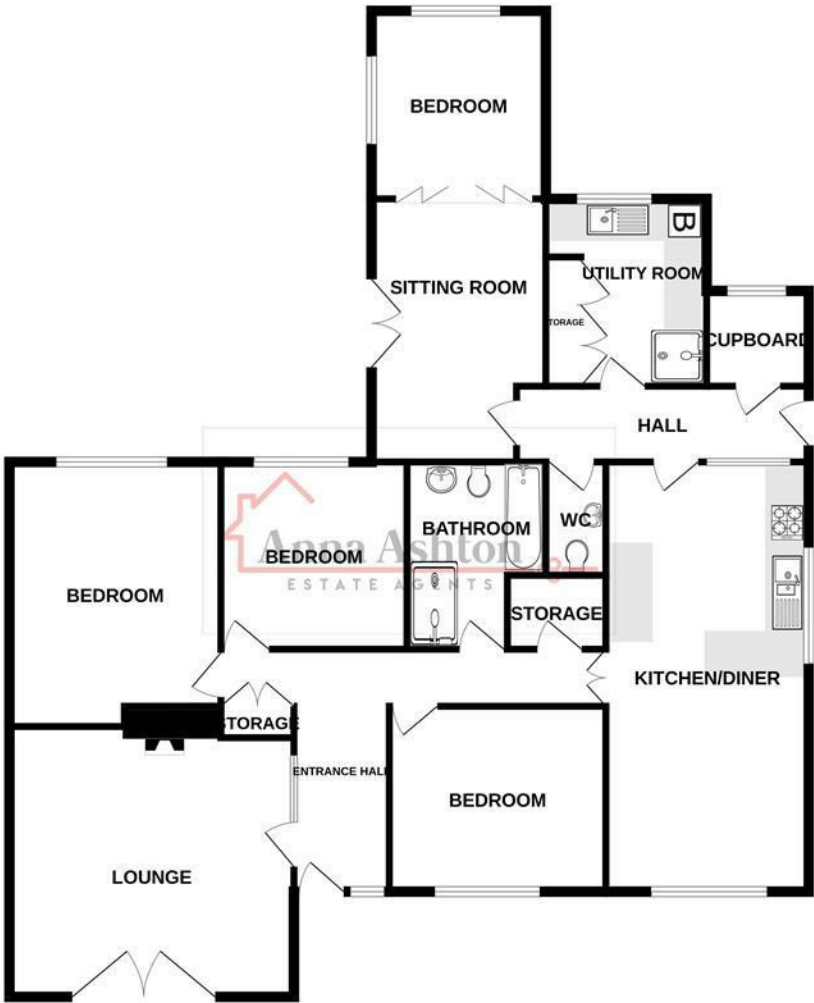
NOTE

All photographs are taken with a wide angle lens.

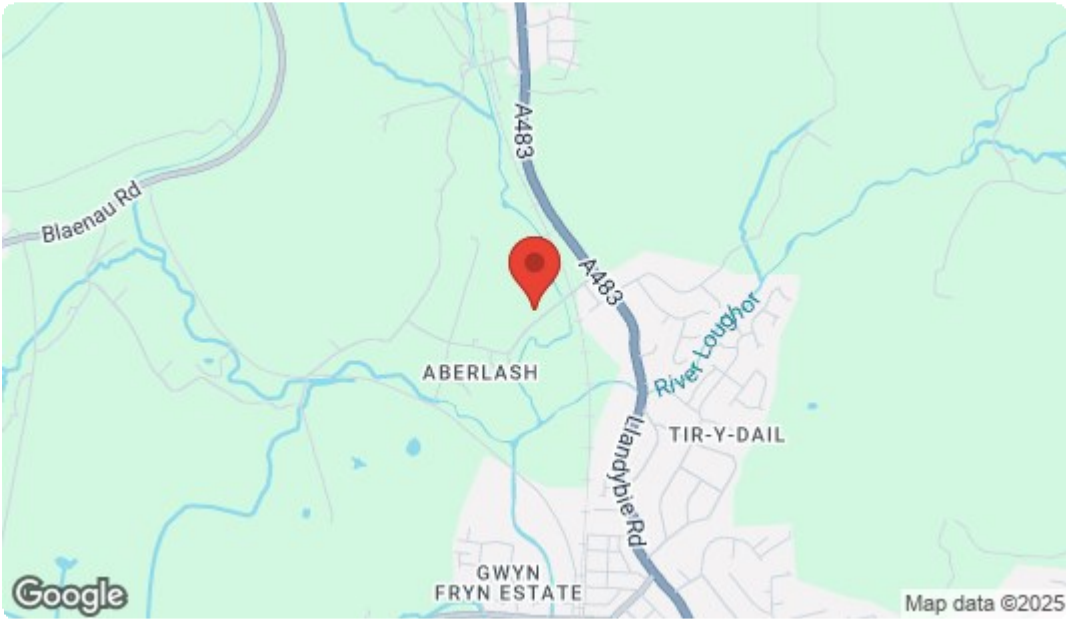
Directions

Leave Ammanford on College Street. Continue past the green area in Bonllwyn and take the first left hand turn into Aberlash. Continue under the bridge and the property can be found on the right 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		95
(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 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.