



21 Riverway, Bonllwyn, Ammanford, SA18 2EW

Offers in the region of £170,000

NO ONWARD CHAIN!

A semi detached house located within approximately one mile of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises entrance hall, lounge, kitchen, downstairs WC, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

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

Lounge

11'9" max x 14'9" (3.6 max x 4.52)



with multi fuel fire in feature surround, parquet floor, radiator, textured ceiling and uPVC double glazed window to front.

Kitchen

9'6" x 18'5" (2.9 x 5.63)



with range of fitted base units, Belfast sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, part tiled and part tongue and groove walls, tiled floor, radiator, textured ceiling and 2 uPVC double glazed window to rear and door to side. Pantry (0.9 x 1.29)

Downstairs WC

6'6" x 4'3" max (2 x 1.3 max)



with low level flush WC, vanity wash hand basin, tiled walls, downlights and uPVC double glazed window to side.

First Floor

Landing

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

Bedroom 1

11'8" x 12'1" (3.57 x 3.7)



with 2 built in cupboards, radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 2

9'7" x 11'6" min (2.93 x 3.53 min)



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

L Shaped Bedroom 3

8'9" red to 4'1" x 9'3" red to 6'0" (2.68 red to 1.25 x 2.82 red to 1.84)



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

Bathroom

6'6" x 6'7" (2 x 2.02)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with electric shower over and glass screen, part tiled walls, shaver point, radiator, textured ceiling and uPVC double glazed window to rear.

Outside



with lawned garden to front, 2 brick sheds to side, patio area and rear garden with paved patio, landed garden, timer workshop, block built workshop with power and light connected and outside tap.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and

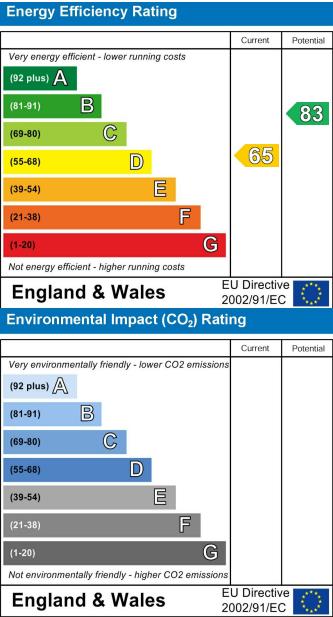
travel approximately 1 mile to the furthest end of the green in Bonllwyn. Turn right then left and left again into Heol Llwyd. Follow the road to the left into Riverway and take the first right hand turn and the property can be found on the left hand side.

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.
Made with Metropix ©2025



Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.