

**48 Bonllwyn
Ammanford
Carmarthenshire
SA18 2EF**

Price £165,000



- Three bedroom semi detached property
- Living/dining room, dining room
- Kitchen, bathroom, lean to
- Upvc glazing
- Gas fired central heating
- Potential off road parking (subject to a dropped curb)
- Rear garden



General Description

We have the pleasure in offering for sale this three bedroom semi detached property on the outskirts of Ammanford town centre and its amenities including shops, banking, public houses, restaurants, schools, bus station, train station, and approximately 7 miles from junction 49 of the M4.

EPC Rating: D55

Bonllwyn, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property on the outskirts of Ammanford town centre and its amenities including shops, banking, public houses, restaurants, schools, bus station, train station, and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, lounge/diner, dining room, lean to, kitchen, bathroom, landing and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, potential off road parking (subject to a dropped curb), rear garden.

Upvc glazed door to

Hallway

Textured and coved ceiling, laminate flooring, battery smoke alarm, stairs to first floor.

Living Room/Diner (24' 2" x 11' 8") or (7.36m x 3.56m)

Upvc glazed bay window to front, upvc glazed window to lean to, two radiators, textured and coved ceiling, telephone point, under stair storage.

Dining Room (13' 3" x 8' 10") or (4.05m x 2.68m)

Upvc glazed window and door to lean to, radiator, textured and coved ceiling.

Lean To

Upvc glazed windows surround, poly carbonate roof.

Kitchen (10' 8" x 6' 9") or (3.25m x 2.07m)

Upvc glazed window to side, coved ceiling, tiled floor, wall and base fitted units, stainless steel sink unit with mixer tap, gas hob with extractor fan over, oven, BAXI gas fired boiler controlling domestic hot water and central heating.

Bathroom (10' 2" x 5' 5") or (3.09m x 1.65m)

Upvc glazed windows to side and rear, coved ceiling, tiled walls, tiled floor, bath, close coupled Wc, pedestal wash

hand basin, shower cubicle with electric shower, airing cupboard housing radiator and slatted shelving.

Landing

Textured and coved ceiling, hatch to roof space.

Bedroom 2 (12' 4" x 8' 10") or (3.75m x 2.68m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 3 (10' 6" x 8' 10") or (3.21m x 2.70m)

Upvc glazed window to rear, radiator, textured and coved ceiling.

Bedroom 1 (15' 0" x 10' 0") or (4.58m x 3.04m)

Two upvc glazed window's to front, radiator, textured and coved ceiling, built in storage.

Outside

Potential parking area to front (subject to a dropped curb).

Side pedestrian access.

Patio seating area overlooking lawned area with mature trees and shrubs.

Broadband and Mobile phone

There is Superfast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on College Street continue into Bonllwyn where the property can be found on the left hand side.



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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.