



Bonllwyn, Ammanford, SA18 2EF

£189,950



Calow Evans  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Bonllwyn, Ammanford, SA18 2EF

A well-presented semi-detached home ideally located on the fringe of Ammanford town centre, offering convenient access to local amenities while enjoying a pleasant residential setting. This attractive family home provides spacious and versatile accommodation, featuring two reception rooms, three generous double bedrooms, a ground floor bathroom, a useful utility room, and a first-floor WC. The property further benefits from gas-fired central heating and double glazing. Externally, there is potential to create off-road parking to the front (subject to the necessary consents), along with a fully enclosed rear garden.

Ammanford town centre offers a good range of shopping and leisure facilities, with excellent transport links including access to the M4 motorway at Junction 49, Pont Abraham.





## Accommodation:

### Entrance Hall

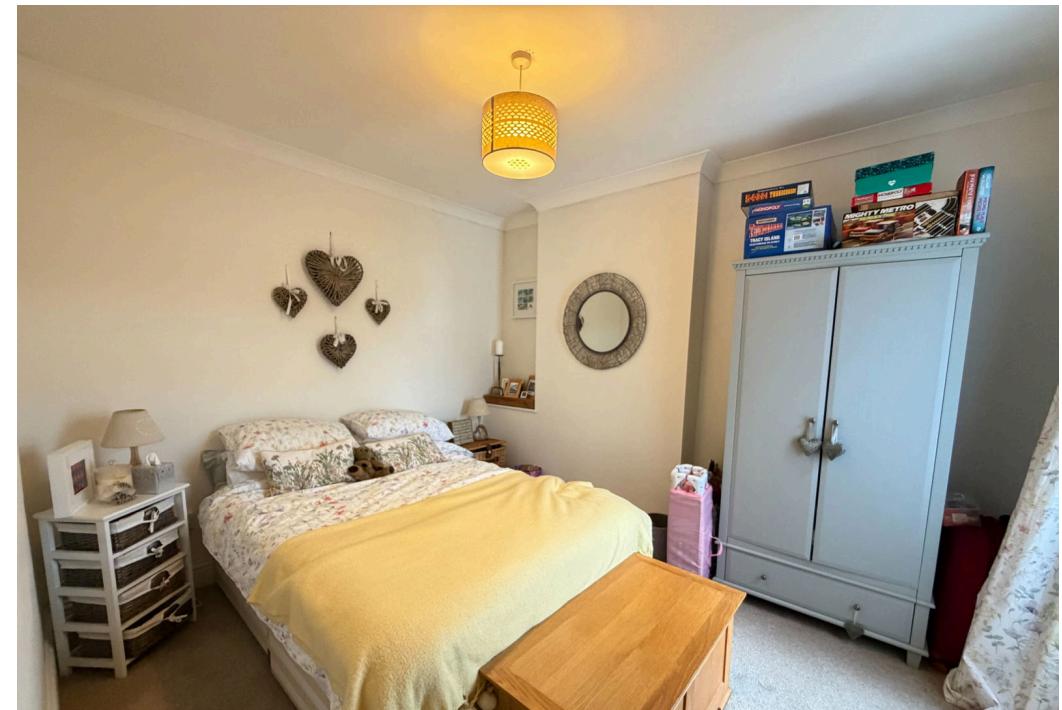
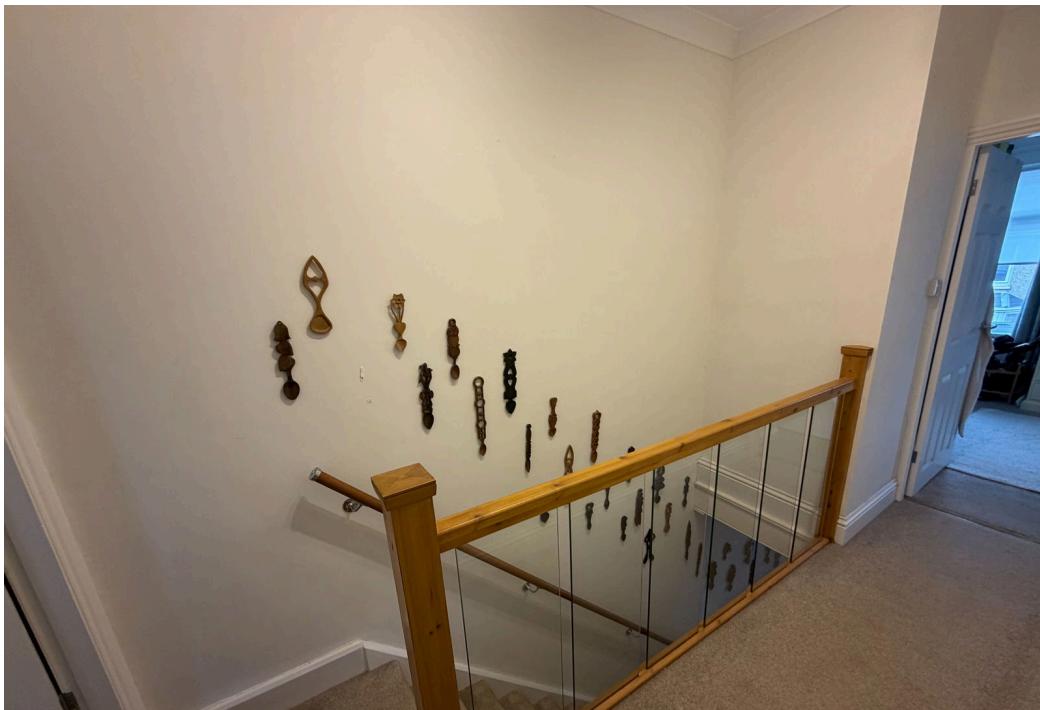
Stairs to first floor.

### Dining Room

3.58m x 3.86m (11'9"(into bay) x 12'8")

Double glazed bay window to front elevation, radiator.





## Lounge

3.81m x 3.78m (12'6" x 12'5"(to alcove))

Double glazed window to rear, radiator.

## Kitchen

3.68m x 2.82m (12'1" x 9'3")

Double glazed window & glass panelled door to side, kitchen fitted with a range of wall & base units, built in electric oven, hob, extractor fan over, sink & draining board unit, part tiled walls, downlighters to ceiling, laminate flooring.

## Utility Room

2.74m x 2.62m (9'0" x 8'7")

Double-glazed window to rear, downlighters to ceiling, wall-mounted gas boiler providing domestic hot water & central heating, plumbing for washing machine, space for dishwasher.

## Bathroom

2.44m x 1.68m (8'0" x 5'6")

Double glazed window to rear & side, heated towel rail, suite comprising panelled bath with mains shower over, WC, wash hand basin in vanity unit, part tiled walls.

## First Floor Landing

Access to loft.

## Bedroom One

4.88m x 3.15m (16'0" x 10'4")

Two double glazed windows to front, radiator.

## Bedroom Two

3.76m x 3.07m (12'4"/11'8" x 10'1")

Double glazed window to rear, radiator.

## Bedroom Three

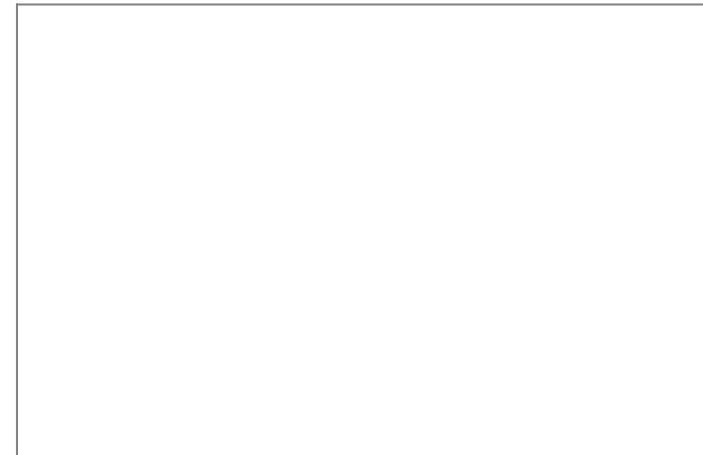
3.48m x 2.87m (11'5" x 9'5")

Double glazed window to rear, radiator, door to:

## WC

Wash hand basin in vanity unit, WC.





## Externally

Enclosed forecourt offering potential for parking (subject to the necessary consents), shared side pedestrian access to an enclosed rear garden mainly laid to lawn, paved patio area.

## Services

We are advised that main services are connected.

## Tenure

Freehold

## Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available.

## Council Tax

Band B

## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



#### Address

38 College Street,  
Ammanford, SA18 3AF

#### Office Contact

01269 543 128