Anna Ashton
ESTATE AGENTS

The Spinney Parc Henry Lane, Bonllwyn, Ammanford, SA18 2EH

Offers in the region of £425,000

A detached dormer bungalow set within approximately one mile of Ammanford town centre with its range of shopping, schools and transport facilities. Accommodation comprises entrance hall, dining room, lounge, sitting room/bedroom, kitchen, downstairs bathroom, 3 bedrooms upstairs and WC. The property benefits from gas central heating, mostly uPVC double glazing, off road parking, integral garage and surrounding gardens.

Ground Floor
Hardwood entrance door to

Entrance Hall
with stairs to first floor, under stairs cupboard, radiator, textured and coved ceiling and single glazed leaded window to front.

Dining Room
12'4" x 11'1" (3.77 x 3.39)

with serving hatch to kitchen, radiator, textured and coved ceiling and uPVC double glazed window to front.

Kitchen
15'5" x 10'11" max (4.7 x 3.34 max)

with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring ceramic hob with extractor over, built in oven and microwave, integrated automatic dishwasher, part tiled walls, radiator, tongue and groove ceiling and uPVC double glazed window to side and rear.

Utility
6'9" x 8'8" (2.06 x 2.65)

with base and wall units, wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, radiator, textured and coved ceiling and uPVC double glazed door to rear. Door into integral garage.

Downstairs Bathroom
8'10" x 8'2" (2.7 x 2.5)

with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure with mains shower, tiled walls, textured and coved ceiling, shaver point, radiator and uPVC double glazed window to rear.

Sitting Room/Bedroom
11'11" x 12'0" (3.65 x 3.66)

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

Lounge
18'4" x 13'6" (5.6 x 4.13)

with stone fireplace, 2 radiators, textured and coved ceiling and uPVC double glazed window to side and front.

First Floor

Landing
with radiator and textured ceiling.

Bedroom 1
11'3" inc to 16'10" x 14'10" red to 6'11" (3.45 inc to 5.15 x 4.53 red to 2.13)

with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed window to front and side.

Bedroom 2
8'2" x 12'9" (2.51 x 3.9)

with double airing cupboard with radiator and slatted shelves, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3
12'6" x 13'7" (3.82 x 4.16)

with fitted cupboards to front and rear with access to eaves, radiator, hatch to roof space, textured and coved ceiling and uPVC double glazed window to side.

WC
6'2" x 3'10" (1.88 x 1.18)

with low level flush WC, pedestal wash hand basin, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside

with off road parking for 2 cars, lawned garden to front and side, leading to rear garden with patio areas, gravelled areas, mature shrubs and trees, store shed and gravelled off road parking.

Integral Garage
18'0" x 8'7" (5.5 x 2.63)
with electric up and over door, power and light connected and uPVC double glazed window to side.

Services
Mains gas, electricity, water and drainage.

Council Tax
Band

NOTE
All internal photographs are taken with a wide angle lens.

Directions
Leave Ammanford on College Street. Continue past the green area in Bonllwyn and turn second right into Parc Henry Lane and the property can be found on the right hand side after the entrance to Llwyn Y Bryn.

GROUND FLOOR

1ST FLOOR

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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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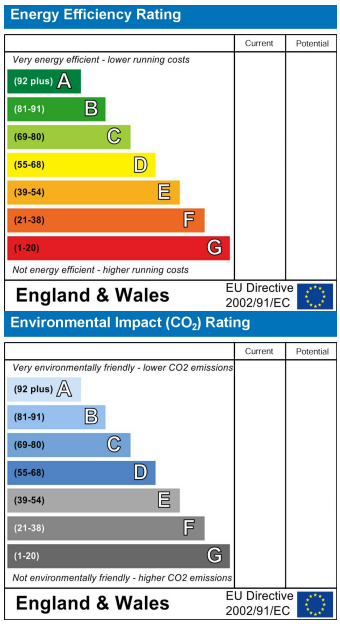

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.