



**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.

## Material Information

### UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800 mbps

Upload 220 mbps

Mobile coverage: Vodafone: 79% EE: 78%

3: 66% o2: 62%

## ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

Restrictions: None

### **Services**

Mains gas, electricity, water and drainage.

### **Council Tax**

Band B

### **NOTE**

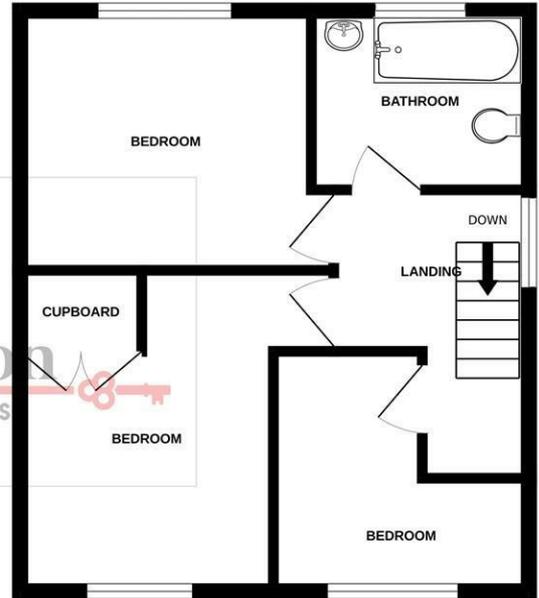
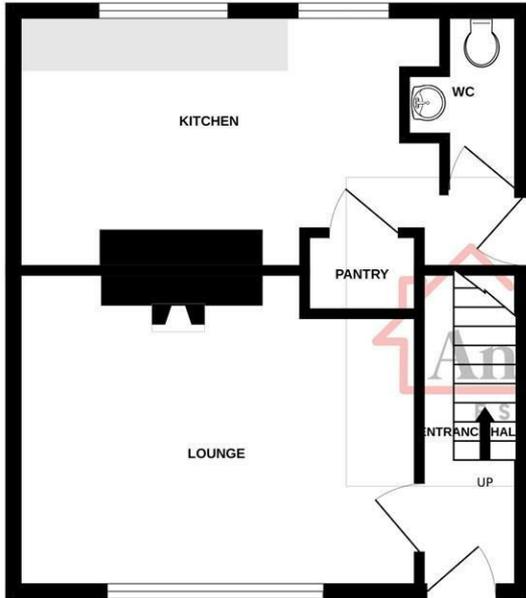
All internal photographs are taken with a wide angle lens.

### **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.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 83        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 65                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

Please note:

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