Anna Ashton
ESTATE AGENTS









38 Dol Y Dderwen, Bonllwyn, Ammanford, SA18 2GA

Offers in the region of £239,950

- Detached house
- Gas central heating
- Off road parking
- 3 bedrooms one with en suite
- uPVC double glazing
- Enclosed rear garden

Ground Floor
Composite entrance door to

Entrance Hall
with radiator and uPVC double glazed window to side.

Reception Room (garage conversion)



with radiator, tiled floor and uPVC double lazed window to front and door to side.

Lounge
17'3" x 10'7" (5.26 x 3.25)





with radiator and uPVC double glazed window to front.

Inner Hall
6'3" x 4'4" (1.93 x 1.33)
with stairs to first floor and radiator.

Downstairs WC
6'3" x 2'11" (1.92 x 0.90)



with low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan, radiator and uPVC double glazed window to side.

Kitchen/Diner
7'7" x 18'9" (2.33 x 5.73)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator and uPVC double glazed window and French doors to rear.

First Floor

Landing
with hatch to roof space, built in cupboard with hot water cylinder, radiator and uPVC double glazed window to side.

Bedroom 1
11'5" x 11'0" (3.49 x 3.36)



with radiator and uPVC double glazed window to front.

En Suite
7'8" x 3'11" (2.34 x 1.20)



with low level flush WC, pedestal wash hand basin, shower cubicle, tiled floor, part tiled walls, radiator, extractor fan and uPVC double glazed window to side.

Bedroom 2
11'1" x 13'0" (3.39 x 3.97)



with radiator and uPVC double glazed window to rear.

Bedroom 3
11'1".16'4" x 7'6" (3.4.5 x 2.31)



with radiator and uPVC double glazed window to front.

Bathroom
7'10" x 5'7" (2.41 x 1.71)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, tiled floor, extractor fan, radiator and uPVC double glazed window to rear.

Outside



with lawned garden and off road parking to front, side access to rear garden with patio area, lawned area and raised flowerbeds.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains
Broad Band Speed: Download: 1800mbps
Upload: 220mbps
Mobile coverage: 3: 83% Vodafone: 80%
EE: 76% 02: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects
Rights and Easements: The road to access this property is a private road.
Restrictions: none

The garage was converted in 2020 but not signed off by building regs

Council Tax
Band D

NOTE
All photographs are taken with a wide angle lens.

Directions
Leave Ammanford on College Street and follow the road into Bonllwyn. At the end of the green turn right then first left into Heol Llwyd and follow the road straight into Dol Y Dderwen. Follow the road to the right and the property can be found straight ahead, identified by our For Sale board.



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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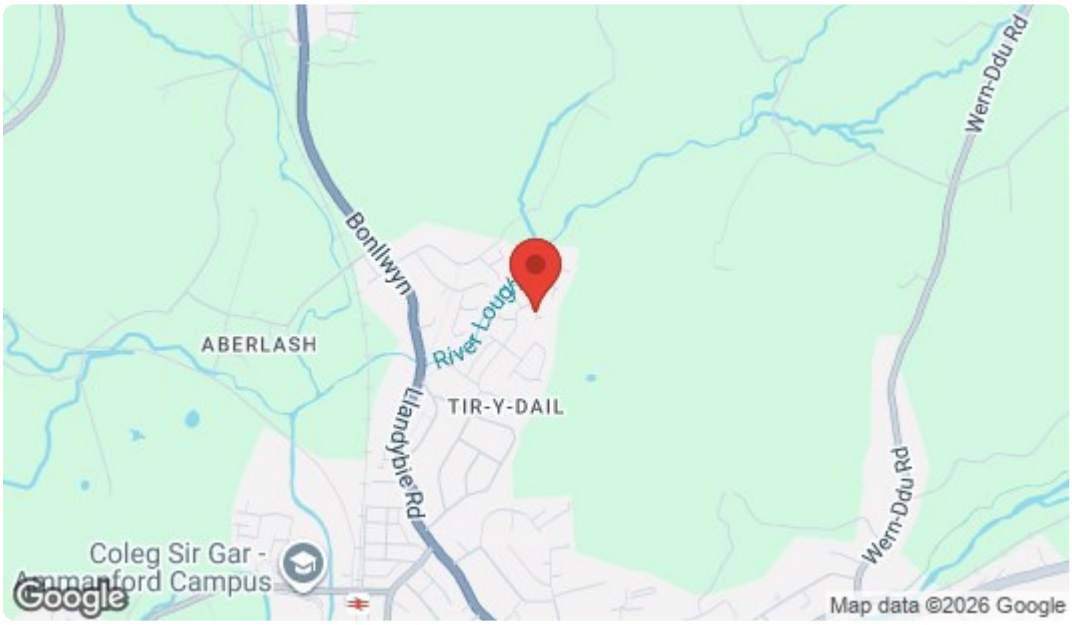

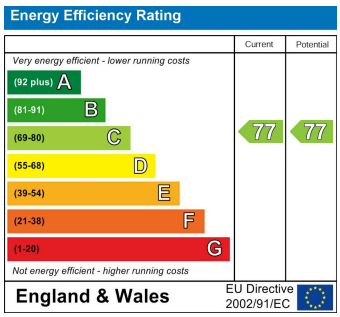

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.