



Llwyn Y Bryn, Bonllwyn, Ammanford, SA18 2ES

Offers In Region Of £215,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Llwyn Y Bryn, Bonllwyn, Ammanford, SA18 2ES

No Upper Chain.

A three bedroom bungalow situated in a popular location in Llwyn Y Bryn, Bonllwyn on the outskirts of Ammanford town centre. The property requires upgrading, there is mains gas central heating and double glazing to the property. Externally a side driveway, garage, front and rear gardens.

Ammanford town offers good shopping and leisure facilities. Out of town retailers are located at Cross Hands business park. Easy access to the M4 motorway is via junction 49 at Pont Abraham.





Entrance Hallway:

Laminate flooring, airing cupboard with radiator and shelving, entrance to loft, single panel radiator.

Lounge/Dining Room:

6.73m x 5.18m (22'1"/11'10" x 17'0")

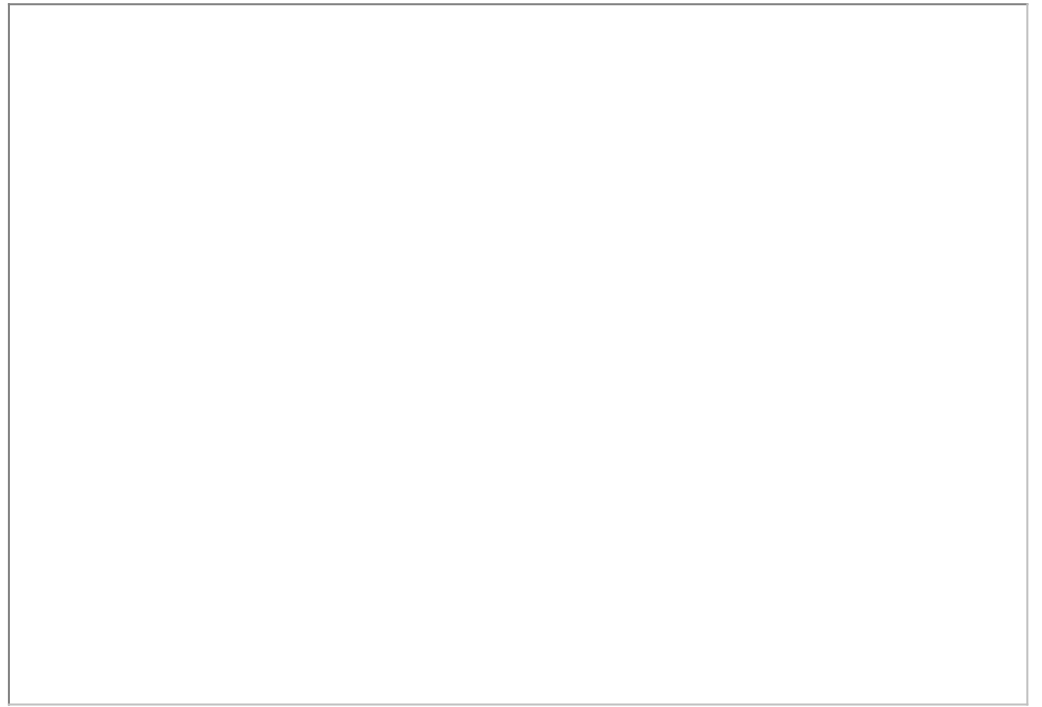
Double glazed bay window and additional double glazed to front elevation allowing plenty of natural light to flood the room, serving hatch to kitchen, laminate flooring, double and single panel radiators.

Kitchen:

4.42m x 3m (14'6" x 7'7"/9'10")

Double glazed window and double glazed glass panel door to side elevation, fitted with wall and base units, single bowl sink unit and draining board, gas hob, under counter space for oven, plumbing for washing machine, part tiled walls, wall mounted gas boiler providing domestic hot water and central heating (with the exception of the kitchen).





Bedroom One:
3.66m x 3.61m (12'0" x 11'10")

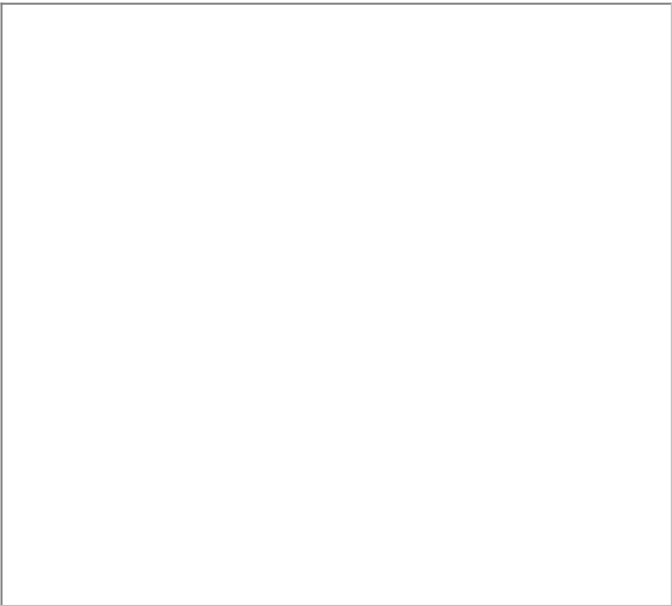
Double glazed window to rear, single panel radiator.

Bedroom Two:
3.61m x 3m (11'10" x 9'10")

Double glazed window to rear, single panel radiator.

Bedroom Three:
3.12m x 2.67m (10'3" x 8'9")

Double glazed window to side, single panel radiator.

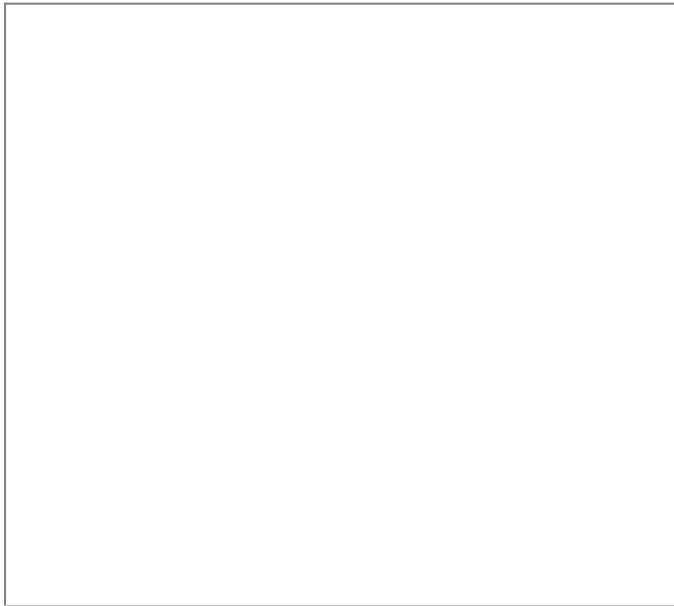


Bathroom:
2.54m x 1.8m (8'4" x 5'11")

Double glazed obscure window to side, suite comprises panelled bath, WC, pedestal wash hand basin, corner shower enclosure, part tiled walls, heated towel rail.

Externally:
Front garden laid to lawn , external tap, side driveway leading to single garage with up and over door, side pedestrian access to both sides, enhancing practicality and convenience to the rear garden.

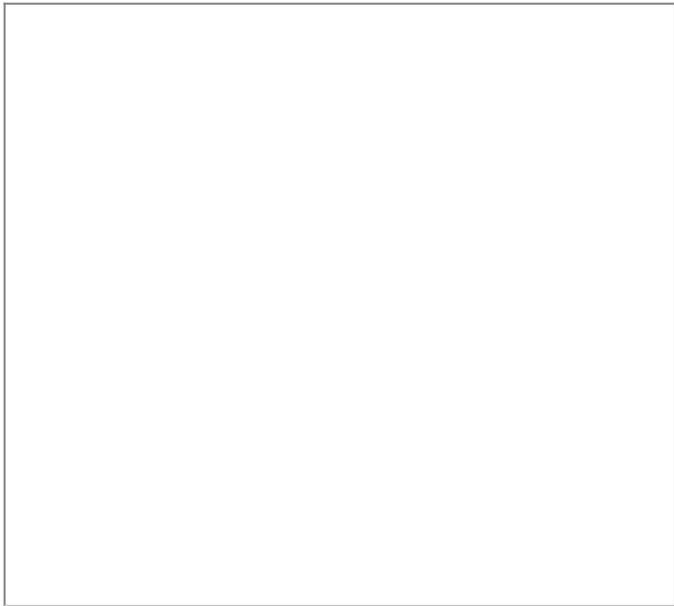
Services:
We are advised all mains services are connected.



Tenure:
Freehold.

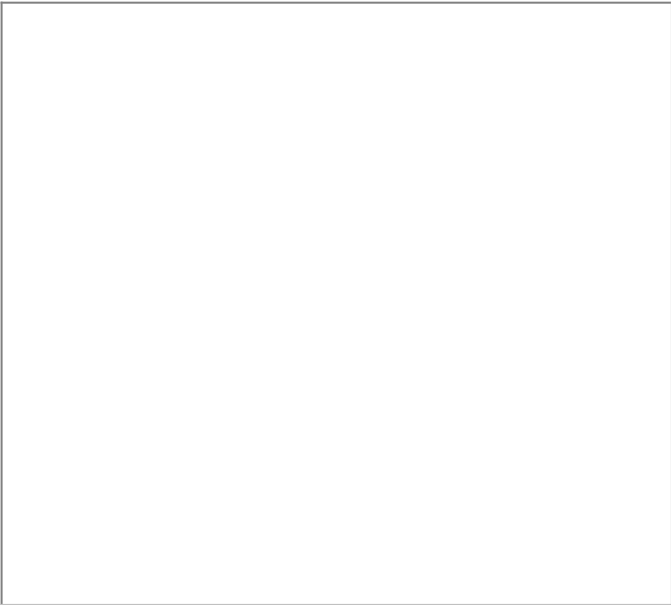
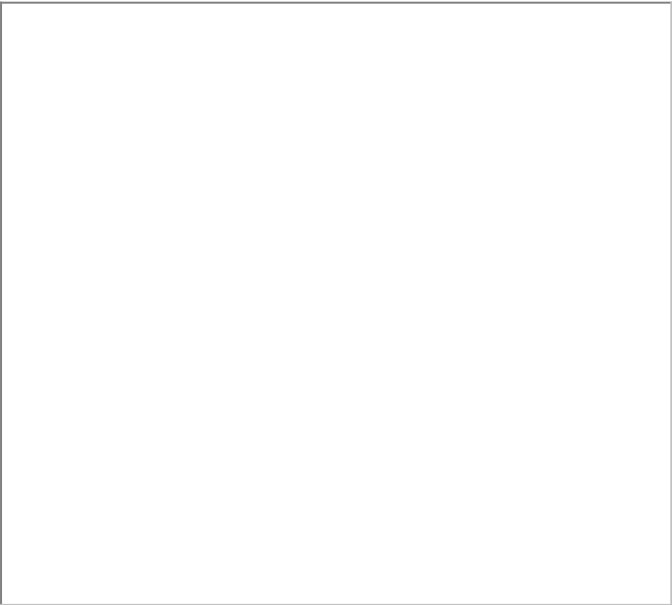
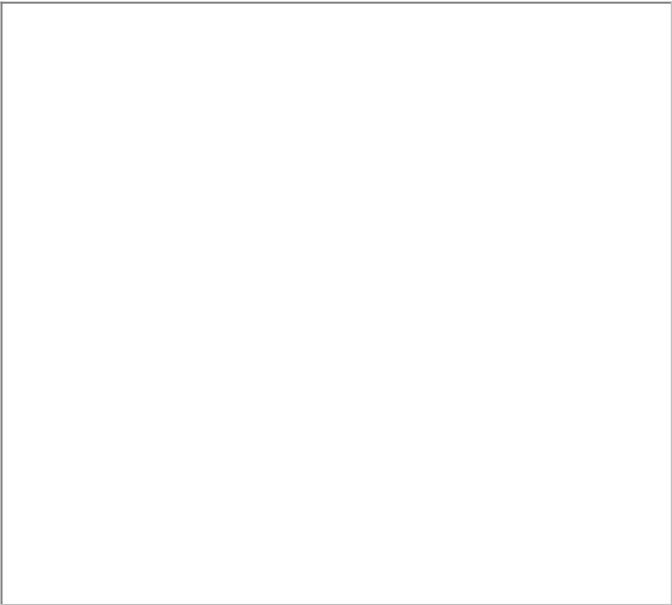
Council Tax:
D.

Broadband/Mobile Phone Coverage:
There is superfast broadband and mobile phone coverage in the area.



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.



**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128