Anna Ashton
ESTATE AGENTS









55 Myddynfych Drive, , Ammanford, SA18 2EB

Offers in the region of £145,000

- No onward chain
- 2 bedrooms
- uPVC double glazing
- Garage
- Extended semi detached house
- Gas central heating
- Off road parking
- Front and rear gardens

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
with stairs to first floor, under stairs cupboard, radiator, textured and coved ceiling and uPVC double glazed window to front. Double doors to

Kitchen/Diner
8'11" x 17'0" (2.72 x 5.19)




with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with monobloc tap, 4 ring gas hob with extractor over and oven under, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, 2 radiators, store cupboard, textured and coved ceiling and uPVC double glazed window to rear and door to side.

Lounge
14'6" x 9'10" (4.44 x 3.02)



feature fireplace, radiator, dado rail, textured and coved ceiling and uPVC double glazed French doors to rear.

First Floor

Landing
with hatch to roof space, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1
8'10" x 11'11" (2.71 x 3.64)



with 2 built in cupboards, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2
6'1" x 11'11" (1.87 x 3.64)



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

Bathroom
5'6" x 6'1" (1.68 x 1.87)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, tiled walls, extractor fan, heated towel rail and uPVC double glazed window to rear.

Outside
with off road parking to front and side, detached garage, patio area to rear and lawned garden.

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

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
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 from sea, low risk from rivers (between 0.1% and 1% chance each year, Medium risk from surface water and small water courses (between 1% and 3.3% each year(
Rights and Easements: None
Restrictions: None

Council Tax
Band A

Directions
Leave Ammanford on College Street and travel for approximately one mile to the Green in Bonllwyn, turn right at the end of the green and then first left. Follow the road to the end and the property can be found on the left hand side, identified by our For Sale board.

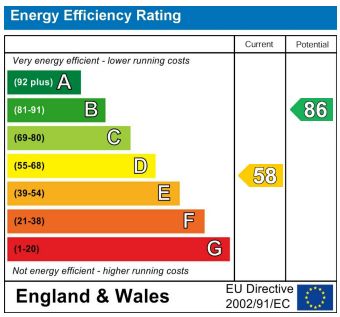
GROUND FLOOR

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