



19 Llwyn Y Bryn, Bonllwyn, Ammanford, SA18 2ES

Offers in the region of £255,000

An extended detached bungalow set in the corner of a quiet cul-de-sac on a popular estate of mixed style properties within approx. one mile of Ammanford town centre with its range of shopping, schools and transport facilities. Accommodation comprises entrance hall, lounge, dining room, sitting room, kitchen, WC, 4 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear gardens. Alarm system installed

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with radiator and coved ceiling. Opening to

Dining Room

16'11" x 8'3" (5.18 x 2.53)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, glass sky light, radiator, coved ceiling and 2 uPVC double glazed windows to side, uPVC double glazed French doors to hallway.

Bedroom 4

11'2" x 7'6" (3.42 x 2.30)



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

WC

3'0" x 6'3" (0.93 x 1.93)



with low level flush WC, vanity wash hand basin with cupboards under, part tiled walls, tiled floor and uPVC double glazed window to side.

Sitting Room

17'1" x 7'10" (5.22 x 2.41)



with radiator, coved ceiling and uPVC double glazed window to side and French doors to rear.

Hall

with built in cupboard, hatch to roof space and uPVC double glazed door to

Lounge

17'4" red to 9'0" x 22'2" x 11'9" (5.29 red to 2.76 x 6.77 x 3.60)



with electric fire in feature surround, 2 radiators, coved ceiling and uPVC double glazed window to front and bay window to front.

Kitchen

14'11" x 9'10" (4.55 x 3.02)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, built in double oven, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, tiled floor, coved ceiling and uPVC double glazed window and door to side.

Bedroom 1

12'0" x 12'0" (3.66 x 3.68)



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

Bedroom 2

11'10" x 9'8" (3.63 x 2.95)



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

Bedroom 3

10'5" x 8'11" (3.20 x 2.74)



with radiator, coved ceiling and uPVC double glazed window to side into Dining Room.

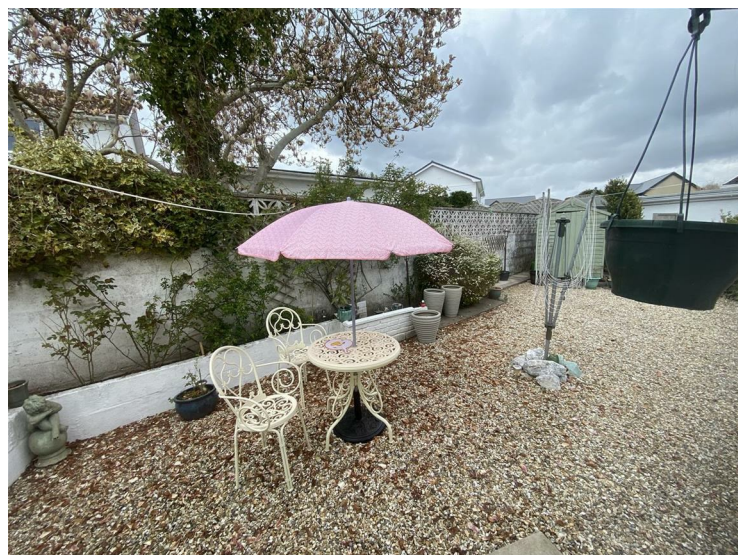
Bathroom

8'11" x 8'5" (2.73 x 2.58)



with low level flush WC, pedestal wash hand basin, panelled bath, corner shower cubicle with mains shower, tiled walls, tiled floor, heated towel rail and 2 uPVC double glazed windows to side.

Outside



with off road parking for two cars and gravelled garden to front, side access to rear garden with raised flower beds and gravelled garden.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

NOTE

All photographs are taken with a wide angle lens.

Directions

GROUND 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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