



Bungalow - Detached

48 LLWYN Y BRYN, AMMANFORD, CARMARTHENSHIRE SA18 2ES

Reduced To

£289,999

FEATURES

- Well Presented Detached Bungalow in Popular Location
- 3 Bedrooms (1 en-suite)
- "L" Shaped Lounge/Dining Room opening into Kitchen
- Gas Central Heating & uPVC Double Glazing
- Front & Rear Gardens
- Side Driveway & Detached Garage



THOMAS
& THOMAS
estate agents

3 Bedroom Bungalow - Detached located in Ammanford

Ground Floor

With side entrance door leading into....

Hallway

With radiator, coved ceiling, spotlighting, hatch to roof space, airing cupboard with radiator and shelving, wooden floor and door leading into...

"L" Shaped Lounge Diner

22'0" x 17'1" x 9'1"

With fireplace, two radiators, coved ceiling, wooden floor, bay window to the front of the property, with dining area and opening into Kitchen.

Kitchen

14'5" x 9'10"

With a range of base and wall units, one and a half bowl sink unit with mixer taps, electric cooking range, extractor, plumbing for automatic washing machine, integrated fridge/freezer, radiator, coved ceiling, part tiled walls, cupboard housing wall mounted gas boiler providing domestic hot water and central heating, window and door to the side of the property.

Bedroom 1

11'10" x 9'10"

With radiator, coved ceiling, fitted wardrobes and window to the rear of the property.

En-Suite

With low level flush WC, vanity unit with pedestal wash hand basin, extractor fan, heated towel rail, part tiled walls and window to the side of the property.

Bedroom 2

12'2" x 11'10"

With radiator, coved ceiling and window to the rear of the property.

Bedroom 3

9'10" x 8'6"

With radiator, coved ceiling and window to the side of the property.

Bathroom

8'6" x 6'7"

With low level flush WC, vanity unit with pedestal wash hand basin, panelled bath with mixer shower taps, heated towel rail, part tiled walls and window to the side of the property.

External

Front

With side driveway leading to Garage (5.2 x 2.5) with electric up and over door and side door leading to rear garden area, with the front garden mainly laid to lawn and side pedestrian access.

Rear

Fully enclosed rear garden, mainly laid to lawn with paved patio area, outside water tap and light.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band D

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X:
ThomasThomas_EA

Directions

Leave Ammanford on College Street. Continue past the green area in Bonllwyn and turn second right into Parc Henry Lane then first right into Llwyn y bryn, take the second turning right and the property can be located on the right hand side and identified by our For Sale.



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Council Tax Band

D



For Illustration Purposes Only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.