



House - Semi-Detached (EPC Rating: D) Freehold

**BONLLWYN, AMMANFORD, SA18 2EF**

Reduced To

**£145,000**

# 3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer this Bay Fronted Semi Detached House located on the edge of Ammanford, but within easy access of Ammanford town centre and all it's amenities for shopping, leisure, schools and good transport links. Accommodation briefly comprises entrance hall, lounge, sitting room, kitchen and bathroom located on the ground floor with 3 bedrooms on the first floor. The property benefits from gas central heating, and uPVC double glazing. Externally there is a gated front forecourt and rear garden leading to Detached Garage and parking area.

Council Tax Band - B. Freehold. EPC - D57 Ideal for First Time Buyers.

## Ground Floor

With gated forecourt leading to front entrance door.

## Entrance Hall

With stairs to first floor, radiator and coat hooks.

## Lounge

11'4" into bay x 11'7"

With radiator and bay window to front.

## Sitting Room

12'4" x 11'11"

With radiator, electric fire in brick surround with TV shelf and window to rear.

## Kitchen

11'9" x 9'3"

With range of fitted base and wall units with display cabinet, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven below, radiator, part tiled walls, plumbing for automatic washing machine, radiator, under stair cupboard and window to side.

## Rear Hall

With radiator and door to side.

## Bathroom

15'11" x 8'6"

With low level flush WC, pedestal wash hand basin, double shower cubicle with mains shower, part tiled walls, radiator, textured ceiling and window to rear.

## First Floor

## Landing

With hatch to roof space.

## Bedroom 1

10'0" x 15'0" minimum

With built in cupboard, radiator and 2 windows to front.

## Bedroom 2

12'6" x 10'2"

With radiator and window to rear.

## Bedroom 3

12'0" max x 9'3"

With built in cupboard wall mounted gas boiler providing hot water and central heating, radiator and window to rear.

## External

Front: With small gravel garden with low level wall surround and side access to rear.

Rear: With concrete patio area, outside tap, outside light, block shed 7'1 x 6'9, timber shed 8'6, gravelled garden, detached garage with up and over door, off road parking to rear.

## Council Tax

- Band B

## Services

Mains gas, electricity, water and drainage.

## TENURE

Freehold

## NOTE

There is a vehicular right of way through Clos Yr Afon to the rear of this property.





#### **NOTE**

All photographs have been taken using 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](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

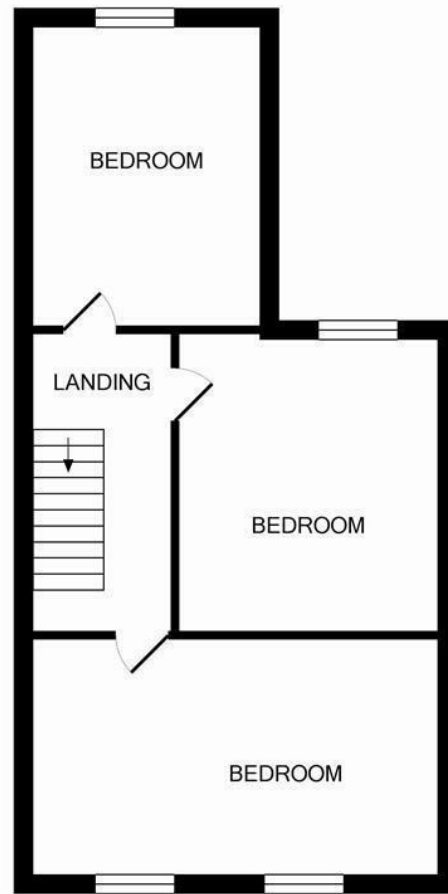
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GROUND FLOOR



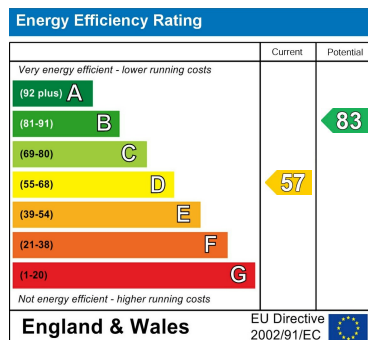
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Council Tax Band

**B**

Energy Performance Graph



Call us on

**01269 597949**

**ammanford@thomasandthomas-property.co.uk**

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.