



11 Llys Dolgader, Bonllwyn, Ammanford, SA18 2FE

Offers in the region of £465,000

We are delighted to offer for sale this immaculately presented, modern detached house set on a quiet estate of similar style properties within one mile of Ammanford town centre with its range of schooling, shopping and transport facilities.

Accommodation comprises entrance hall, lounge, kitchen with dining area, utility room, cloakroom, 4 bedrooms (one with en suite) and family bathroom. The property benefits from gas central heating - under floor heating on the ground floor, uPVC double glazing, off road parking and garage, gardens to front, side and rear. Viewing highly recommended.

Ground Floor

Composite entrance door to

Entrance Hall



with stairs to first floor, under stairs cupboard, storage cupboard, tiled floor with under floor heating, window to side.

Lounge

17'4" x 12'11" (5.30 x 3.94)



with under floor heating, uPVC double glazed window to front and side.

Kitchen/Diner

13'5" max x 20'7" max (4.09 max x 6.29 max)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring ceramic hob with extractor over and oven under, plumbing for dishwasher, integrated fridge freezer, tiled floor with under floor heating, uPVC double glazed window to rear and uPVC double glazed French doors opening out into the garden.

Cloakroom

3'3" x 6'7" (1.00 x 2.01)



with low level flush WC, vanity wash hand basin with cupboard under, tiled floor with under floor heating, extractor fan and uPVC double glazed window to side.

Utility Room

6'6" x 6'7" (2.0 x 2.03)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, plumbing for washing machine, tiled floor with under floor heating, uPVC double glazed window and door to side.

First Floor

Landing



with hatch to roof space and uPVC double glazed window to front.

Bedroom 1

17'4" x 12'11" (5.30 x 3.94)



with radiator, two built in wardrobes and uPVC double glazed window to front. Door to

En Suite

6'2" x 2'7" (1.89 x 0.81)



with low level flush WC, pedestal wash hand basin, shower cubicle with double head mains shower, heated towel rail, extractor fan, tiled floor, part tiled walls and uPVC double glazed window to side

Bedroom 2

16'0" x 9'4" (4.88 x 2.85)



with radiator and uPVC double glazed window to rear.

Bedroom 4

12'0" x 9'1" (3.66 x 2.78)



with radiator and uPVC double glazed window to front.

Bedroom 3

9'9" x 12'11" (2.99 x 3.94)



with radiator and uPVC double glazed window to rear

Bathroom

9'10" x 7'3" (3.00 x 2.22)



with fitted WC and vanity wash hand basin with cupboards, panelled bath with dual head mains shower over and glass screen, part tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to rear.

Outside



with brick paved driveway and parking for two cars, side lawned area with side gate leading to

Garage

20'2" x 9'0" (6.16 x 2.75)

with electric up and over door, power points and uPVC door to rear.

Services

Mains water, gas and electricity. Private drainage with waste plant.

Council Tax

Band F

Directions

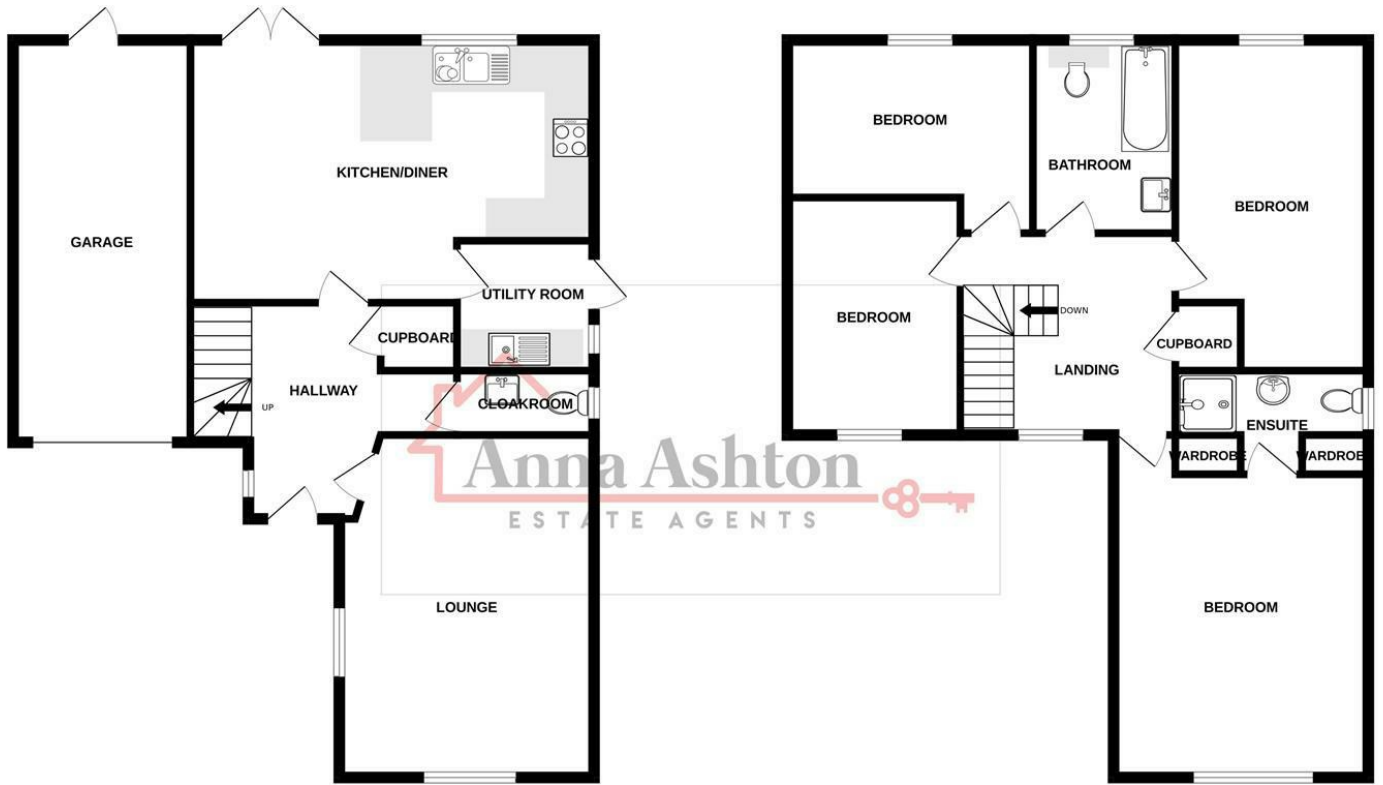
Leave Ammanford on College Street and travel approximately one mile then turn left into Parc Henri Lan Follow the road the turn right into Llys Dolgader then first left and the property can be found on the corner, identified by our For Sale board,

NOTE

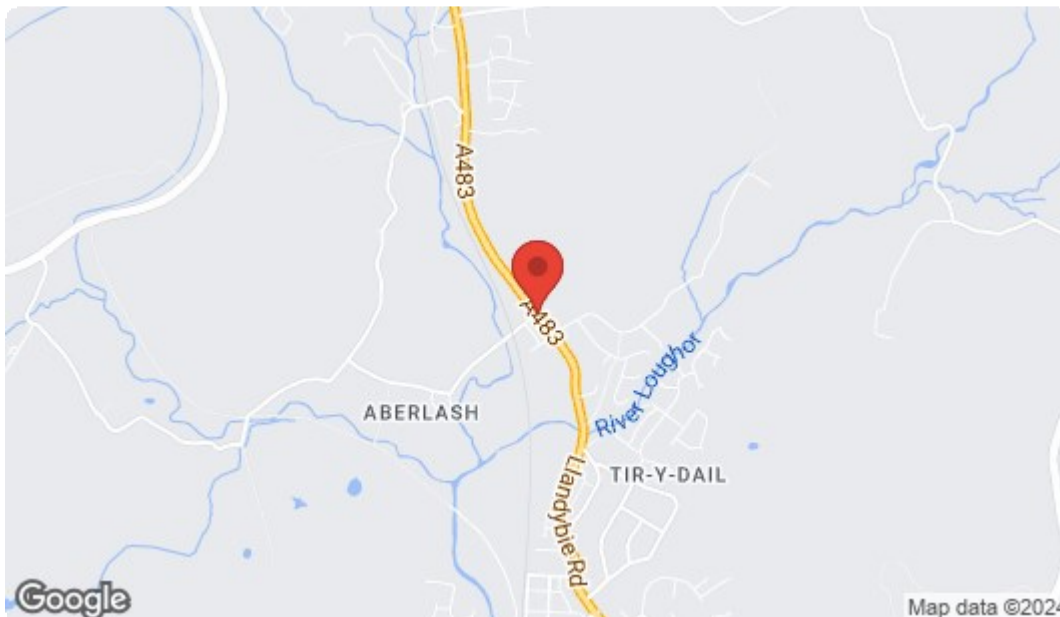
All photographs are taken with a wide angle lens.

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.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		84	
(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.