



55 Myddynfych Drive, , Ammanford, SA18 2EB

Offers in the region of £145,000

- No onward chain
- 2 bedrooms
- uPVC double glazing
- Garage
- 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

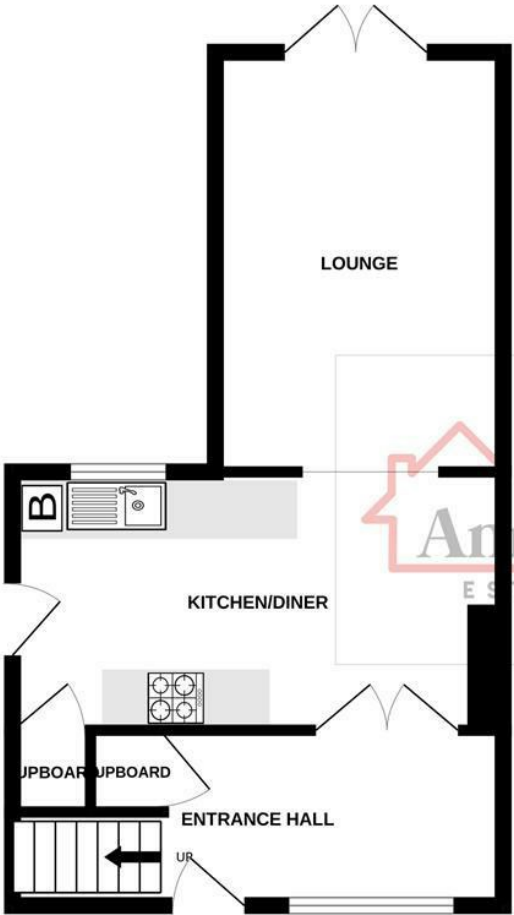
Council Tax

Band A

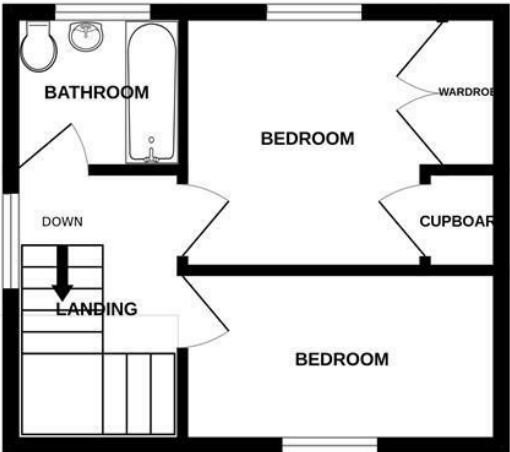
Directions

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
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.