



The Vyrnwy, Plot 10 Dolgader, Bonllwyn SA18 2EH

£335,000

Predicted EPC: 85
New Build Detached Home
Four Double Bedrooms
Detached Garage and Generous Gardens
Idyllic Edge Of Town Location

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Predicted		Predicted
Very energy efficient - lower running costs	85	Very environmentally friendly - lower CO ₂ emissions	85
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
Not energy efficient - higher running costs	G	Not environmentally friendly - higher CO ₂ emissions	G
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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DESCRIPTION

Dolgader is an outstanding development of ten detached properties in the countryside off Parc Henry Lane in Bonllwyn, Ammanford. This is a fabulous location on one of Ammanfords most established and sought after roads.

Full Fibre broadband will be connected to all the properties. Full fibre optic cables connect homes direct to the exchange providing a more reliable and resilient service.

The Vyrnwy is a fabulous four bedroom detached home extending to 1,780sqft approximately of living space with additional detached garaging and lovely gardens surrounding the house. The accommodation comprises four bedrooms (ensuite in the master), family bathroom, living room, superb 25' kitchen/dining/living room across the rear of the house, WC and utility.

These executive homes have been designed around modern living, boasting spacious accommodation with plenty of large windows allowing light to flood in.

ENTRANCE HALL

Stairs rising to first floor, doors to living room and kitchen/dining. Understairs cupboard. Door to:

LIVING ROOM

4.83m x 3.92m (15'10" x 12'10")
Window to front elevation.

KITCHEN/LIVING ROOM

7.64m x 3.43m (25'1" x 11'3")
2 x windows to rear elevation, double doors leading to:

FAMILY ROOM

4.1m x 3.6m (13'5" x 11'10")
Two windows to the front elevation.

UTILITY

2.88m x 2.34m (9'5" x 7'8")
Window and door to the rear. Door to:

WC

2.88m x 0.93m (9'5" x 3'1")
Low flush WC, wash hand basin.

FIRST FLOOR LANDING

Galleried landing, Doors to bedrooms and Bathroom. Airing Cupboard.

MASTER BEDROOM

3.93m x 3.8m (12'11" x 12'6")
Window to the front elevation. Door to:

ENSUITE

Window to the side, low flush WC, Shower, Wash hand Basin.

BEDROOM TWO

4.1m x 3.58m (13'5" x 11'9")
Window to the front elevation.

BEDROOM THREE

3.27m x 2.81m (10'9" x 9'3")
Window to the rear elevation.

BEDROOM FOUR

3.92m x 3.43m (12'10" x 11'3")

BATHROOM

3.77m x 1.81m (12'4" x 5'11")

Window to the rear elevation.

EXTERNALLY

The house is accessed by a private driveway and enjoys generous gardens to front, side and rear.

SERVICES

Mains gas fired central heating, electricity and water. Drainage is to a sewage treatment plant on site.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

On leaving our office turn left onto Llandybie Road and follow it for approximately 1 mile. Parc Henry Lane will be found on your right. Turn onto Parc Henri lane and follow the road for 500 metres where Dolgader can be found on the right hand side.