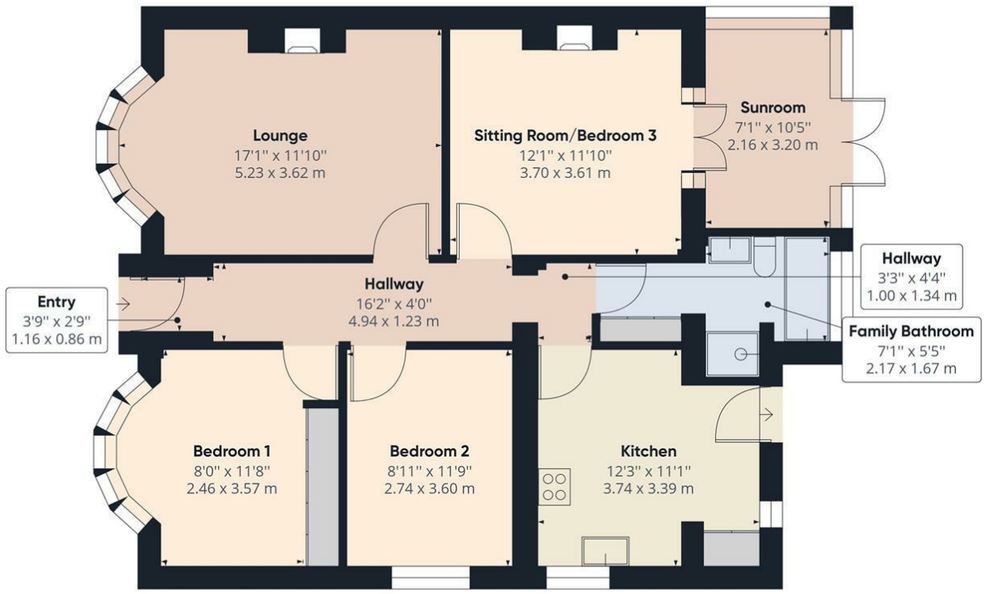



Approximate total area(1)
949.36 ft²
88.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

TAKE ON AJS/SC/0725/OK

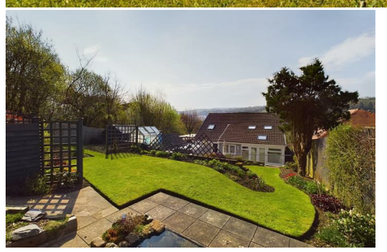
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

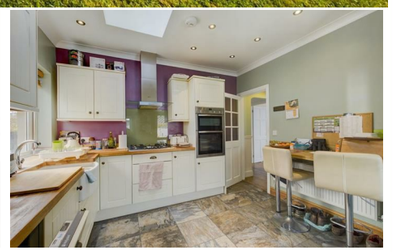
*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655



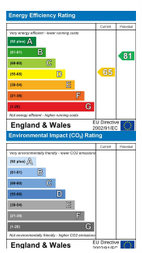
01554 759655
www.westwalesproperties.co.uk





# 36 Folland Road, Glanamman, Ammanford, Carmarthenshire, SA18 2BX

- Detached Bungalow
- Reception Room & Sun Room
- Front & Rear Landscaped Gardens
- Spacious Plot
- Viewing Highly Recommended
- Two/Three Bedrooms
- Recently Fitted Gas Boiler (Installed in 2024)
- Carport & Garage
- Charming Village Location
- EPC RATING D

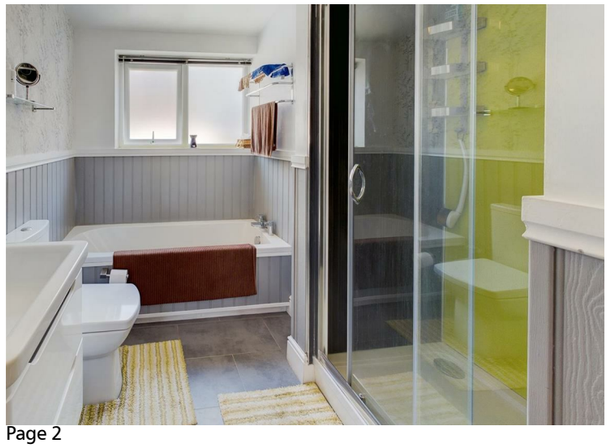



## Offers In Excess Of £260,000

*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

***The Agent that goes the Extra Mile***



An immaculately-presented two/three bedroom detached bungalow. Situated in Glanamman, an idyllic village about 4 miles from the main town of Ammanford and surrounded by natural beauty, with woodland behind the property and views of the valley opposite to the front,. Front and rear landscaped garden and ample off-street parking. EPC RATING D.

Accommodation comprises of : Hallway, lounge with log-burner, two/three bedrooms, family bathroom, modern kitchen and sun-room. Externally, set on a plot which measures 0.15 of an acre a landscaped frontage, spacious driveaway which offers ample parking for an array of vehicles, car-port and garage. To the rear, several outbuildings and another landscaped garden over two tiers offering seating area, lawn, pond and vegetable patches.

The village itself offers excellent leisure facilities such as riverside walks, parks, recreational ground and the neighbouring village boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre although you will find a range of local shops, hairdressers, food takeaways, chemist and doctors surgery in the village.

**..AGENTS VIEWING NOTES**

**HALLWAY**

**LOUNGE**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3/SITTING ROOM**

**SUN ROOM**

**FAMILY BATHROOM**

**KITCHEN**

**GARAGE**

## DIRECTIONS

From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanamman. Follow the signs for "Amman Valley Hospital" which is situated on "Folland Road". Continue past the hospital and the property is situated on your left, number 36.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.