

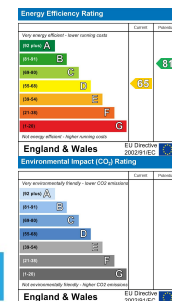


36 Folland Road, Glanamman, Ammanford, Carmarthenshire, SA18 2BX

- Detached Bungalow
- One/Two Reception Rooms & Sun Room
- Front & Rear Landscaped Gardens
- Spacious Plot
- Viewing Highly Recommended
- Two/Three Bedrooms
- Well Presented Throughout With Recently Fitted Gas Boiler (Installed 4/24)
- Driveway, Car-port & Garage
- Charming Village Location
- EPC RATING D

Price £270,000

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





Situated on a spacious plot which measures 0.15 of an acre on Folland Road, Glanamman, an idyllic village not far from the main town of Ammanford we have for sale this immaculately-presented two/three, bedroom, detached bungalow. Surrounded by natural beauty, with the calming sounds of woodland wildlife behind the property and views of the valley opposite to the front, a haven for any nature lover. Internally this deceptively spacious bungalow needs to be seen to be believed on how much space this property offers, so book now on 01269 596659 to arrange a viewing today. Front and rear landscaped garden makes this a real head-turned when driving-by and offering ample parking. EPC RATING D. COUNCIL TAX BAND 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 driveway 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

GARAGE

HALLWAY

LOUNGE

BEDROOM 1

BEDROOM 2

BEDROOM 3/SITTING ROOM

SUN ROOM

FAMILY BATHROOM

KITCHEN



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.