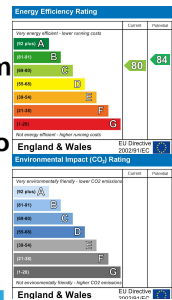




Muldenbury, 34 Folland Road, Glanamman, Carmarthenshire, SA18 2BX

- Traditional, Detached Property with a Self Contained One Bedroom Annex
- Downstairs Bathroom, Two En-suites & Shower Room In Main House
- Multi-generational Living/ wheel chair friendly for main house & annex
- Driveway & Garage
- EPC RATING C. COUNCIL TAX BAND E.
- Four/Five Bedrooms In Main House
- Downstairs Wet-room & Upstairs Shower Room In Annex
- Separate Annex would suit home office/ studio or extended family stays
- Semi Rural/Village Location
- Country Views to front and rear



Offers In The Region Of £439,950



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

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659

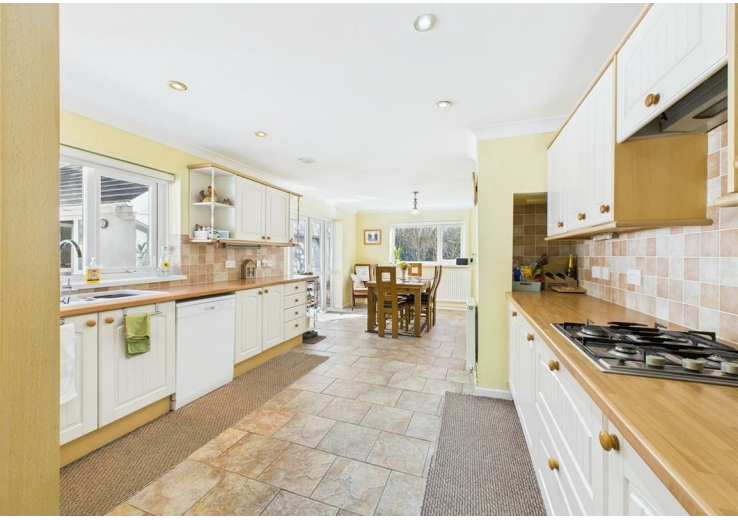


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The Agent that goes the Extra Mile





****Experience the Charm and Versatility of Muldenbury!****
Located on enchanting Folland Road in Glanamman, this stunning four/five-bedroom home, complete with a separate one-bedroom annexe, is a must-see. Both living spaces are wheelchair accessible, featuring ramps and ground-floor showers, making them perfect for multi-generational living. Surrounded by the soothing sounds of nature and breathtaking valley views, Muldenbury is more than just a home—it's a sanctuary for nature lovers! With its spacious interior, this property exceeds all expectations. Call 01269 596659 today to arrange your viewing!
****Property Highlights:****
- Welcoming Hallway
- Inviting Lounge
- Modern Kitchen/Diner
- Functional Utility Room
- Study
- Stylish Downstairs Bathroom
- One/Two Bedrooms Downstairs (one with a wet room)
- Three Bedrooms Upstairs (one with en-suite)
****Annexe Features:****
- Spacious Lounge/Kitchen/Diner
- Downstairs Wet Room
- Cosy Bedroom with En-Suite
Set on a lovely plot, Muldenbury includes beautiful gardens, ample parking, a sizable garage, and a relaxing patio area. Glanamman offers excellent leisure facilities, including scenic riverside walks and a modern primary school. Ammanford's shopping centre is nearby, along with local shops, hairdressers, and eateries. Don't miss this opportunity—discover the comfort and beauty of Muldenbury today!



..AGENTS VIEWING NOTES
*****KEY INFORMATION***** Traditionally built property. Mains gas, electric, sewerage and water connected. Council Tax Band E. There are easements on the title in reference to the solar panels on the roof, we have a copy on file. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- full O2 coverage, limited coverage for EE, Three and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Annex was built in 2013 and there are restrictions where you cannot let the annex out. Leased solar panels on the roof, installed in 2011 with a 25 year lease- the vendor has confirmed the following : The electricity they produce is free for us to use,

with any unused excess returning to the grid. On a dull winter day, when not enough is produced to run the household, it is drawn from the grid in the normal manner.

- ENTRANCE HALLWAY
- LOUNGE
- STUDY/OFFICE
- INNER HALLWAY
- KITCHEN/DINER
- UTILITY ROOM
- BATHROOM
- BEDROOM 2
- EN-SUITE WET ROOM
- BEDROOM 3

- LANDING
- BEDROOM 1
- EN-SUITE SHOWER ROOM
- BEDROOM 4
- SHOWER ROOM
- BEDROOM 5
- ANNEX :
- LOUNGE/KITCHEN/DINER
- WET ROOM
- BEDROOM
- EN-SUITE SHOWER ROOM
- 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 34.

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