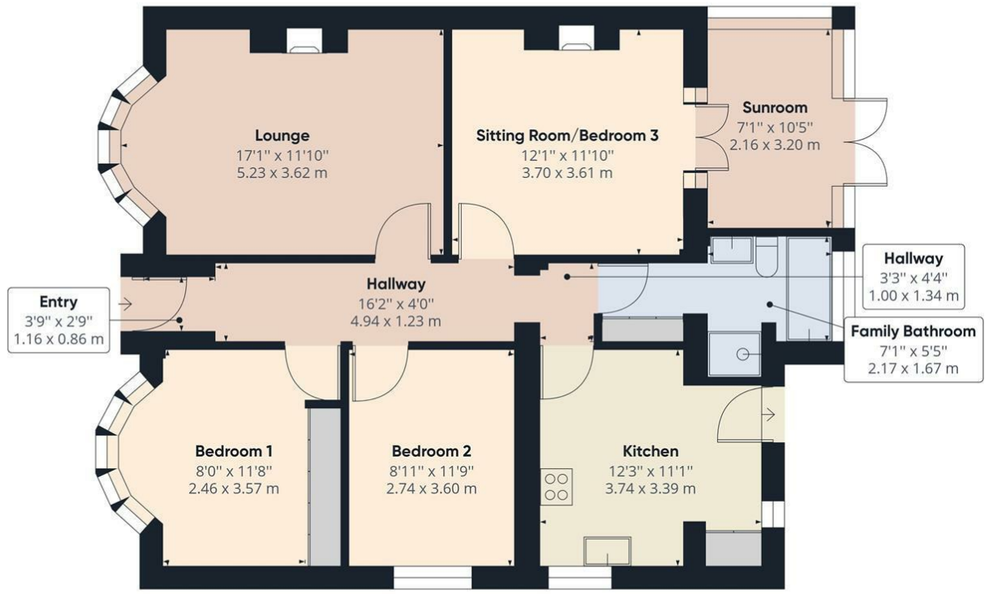


Approximate total area(1)

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,

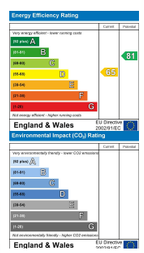
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk
TELEPHONE: 01269 596659

01269 596659
www.westwalesproperties.co.uk

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

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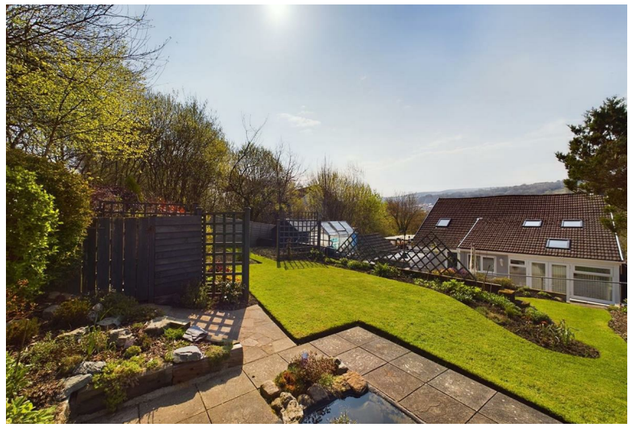
The Agent that goes the Extra Mile



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 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

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.