

## 7 Maes Llewelyn, Glanamman, Ammanford, SA18 2BE

**Offers in the region of £365,000**

Nestled in the charming area Glanamman, this delightful detached bungalow offers a perfect blend of comfort and convenience. Accommodation comprises from entrance hall, lounge, kitchen/diner/sun room, bathroom, utility room and three bedrooms one with ensuite, this property is ideal for families or those seeking a peaceful retreat. The property benefits from gas central heating, underfloor heating in all rooms, uPVC double glazing, off road parking, garage, large garden, riverside boardwalk leading to extra land and bluebell woodland.

This bungalow is not just a house; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. Do not miss the chance to make this charming property your new home.

## Ground Floor

### Entrance Hall

17'7" x 5'10" (5.37 x 1.78)

with hatch to roof space, solid oak flooring, coved ceiling and built in cupboard

### Lounge

13'4" x 19'6" (4.07 x 5.95 )



with solid oak flooring, coved ceiling, down lights and two uPVC double glazed window to front with views over the valley from both windows

### Kitchen/Diner

23'10" x 16'2" (7.27 x 4.93 )



with base and wall units, display cabinet, stainless steel one and half bowl sink unit with monobloc taps, 4 ring gas hob with extractor over, integrated oven, integrated automatic dish washer, part tiled walls, tiled floors, coved ceiling and uPVC double glazed windows to rear and side and patio doors

## Utility

5'6" x 8'4" (1.68 x 2.55)



with base and wall units, plumbing for automatic washing machine, tiled floor, coved ceiling and uPVC double glazed door to side

## Bedroom 1

15'7" x 11'5" (4.77 x 3.49)



with built in cupboard, solid oak flooring, coved ceiling and uPVC double glazed window to front with views over the valley

## Ensuite

5'10" x 5'9" (1.78 x 1.76)



with low level flush WC, pedestal wash hand basin, corner enclosed shower with shower mains, part tiled walls, heated towel rail, coved ceiling and uPVC double glazed window to side

## Bedroom 2

9'1" x 9'9" (2.77 x 2.98 )



with built in cupboard, solid oak flooring, coved ceiling and uPVC double glazed window to rear

## Bedroom 3/Study

9'1" x 8'8" (2.77 x 2.66)



with solid oak flooring, coved ceiling and uPVC double glazed window to rear

## Bathroom

7'3" x 5'7" (2.23 x 1.72)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over, part tiled walls, tiled floor, heated towel rail, coved ceiling and uPVC double glazed window to side

## Outside



With lawned area to front, driveway to side, parking for numerous cars, side access to side and rear gardens with lawned area, paved patio area, two greenhouses, large timber shed (14' x 8'), vegetable plot,

raised beds and fruit trees, steps leading to river and further bluebell woodland with mature shrubs and trees followed by path along the river

past the Car Wash into Maes Llewelyn, follow the road into the close and the bungalow can be found on the left hand side, straight ahead of you.

## Garage

With electric up and over door

## Bluebell Garden



## Material Information

### UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed:Download 1800 Mbps,

Upload 220 Mbps

Mobile coverage: Vodafone 83%, EE 76%,

Three 74%, O2 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

## Council Tax

Band E

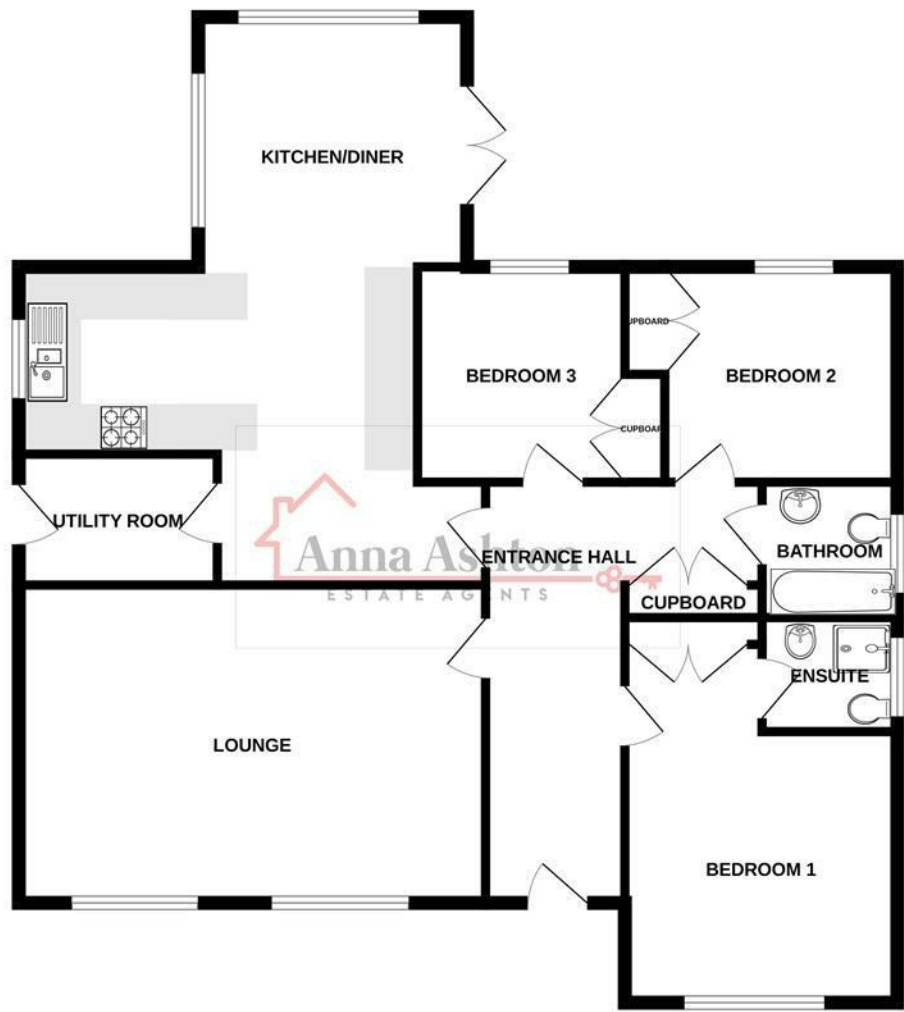
## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn second right

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 74      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.