



## **Nant Yr Allt Milo, Llandybie, Ammanford, SA18 3NZ**

**Offers in the region of £455,000**

We are delighted to offer for sale this detached bungalow set within a good size plot in the village of Milo within easy travelling distance of the popular market town of Llandeilo and the growing centre of Cross Hands and the M4 motorway.

Accommodation comprises entrance hall, lounge, kitchen, dining room, 4 bedrooms one with en suite and a family bathroom. The property benefits from LPG central heating, uPVC double glazing, off road parking for up to 8 cars, detached double garage and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with built in cupboard, shelf with display lighting, textured and cornice ceiling, radiator and coat hooks.

### Kitchen

20'2" x 9'11" (6.15 x 3.03)



with range of fitted base and wall units, Belfast sink unit, Rangemaster with extractor over, plumbing for automatic washing machine, part Respatex walls, upright radiator, coved ceiling, downlights and uPVC double glazed window to side and rear and Stable door to side.

### Dining Room

13'2" x 9'11" (4.03 x 3.03)



double door access with radiator, cornice ceiling and uPVC double glazed French doors to rear.

## Lounge

20'2" x 13'11" (6.15 x 4.26)



with electric fire in feature surround, radiator, 2 upright radiators, 2 wall lights, cornice ceiling and uPVC double glazed window to side and French doors to rear.

### Inner Hall

with built in wardrobes and textured and coved ceiling.

### Bedroom 1

13'10" x 13'11" (4.24 x 4.26)



with radiator, textured and coved ceiling and uPVC double glazed bow window to front.

## En Suite

7'5" x 7'8" (2.28 x 2.36)



with low level flush WC, vanity wash hand basin with cupboards under, storage cupboards, large shower cubicle with dual head mains rainfall shower, Respatex walls, heated towel rail, extractor fan, downlights and uPVC double glazed window to side.

## Bedroom 2

11'11" x 11'11" (3.64 x 3.64)



with built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed bow window to front.

## Bedroom 3

11'11" x 11'10" (3.64 x 3.63)



with radiator, textured and coved ceiling and uPVC double glazed bow window to front.

## Bedroom 4

13'4" x 9'11" (4.08 x 3.03)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Shower Room

7'2" x 8'5" (2.20 x 2.57)



with low level flush WC, vanity wash hand basin with cupboards under, store cupboards, large walk in shower with mains dual head rainfall shower, Respatex walls, extractor fan, heated towel rail, downlights and uPVC double glazed window to side.

## Outside



with lawned garden to front with flower beds, tarmac drive for several cars with gated access to enclosed garden with composite decking with sloping access, patio area, outside lights, power sockets and tap.

## Detached Double Garage

17'7" x 20'4" (5.37 x 6.22)

with 2 electric roller doors, power and light connected and 2 uPVC double glazed window to rear and door to side.

## Services

Mains LPG, electricity, water and drainage.

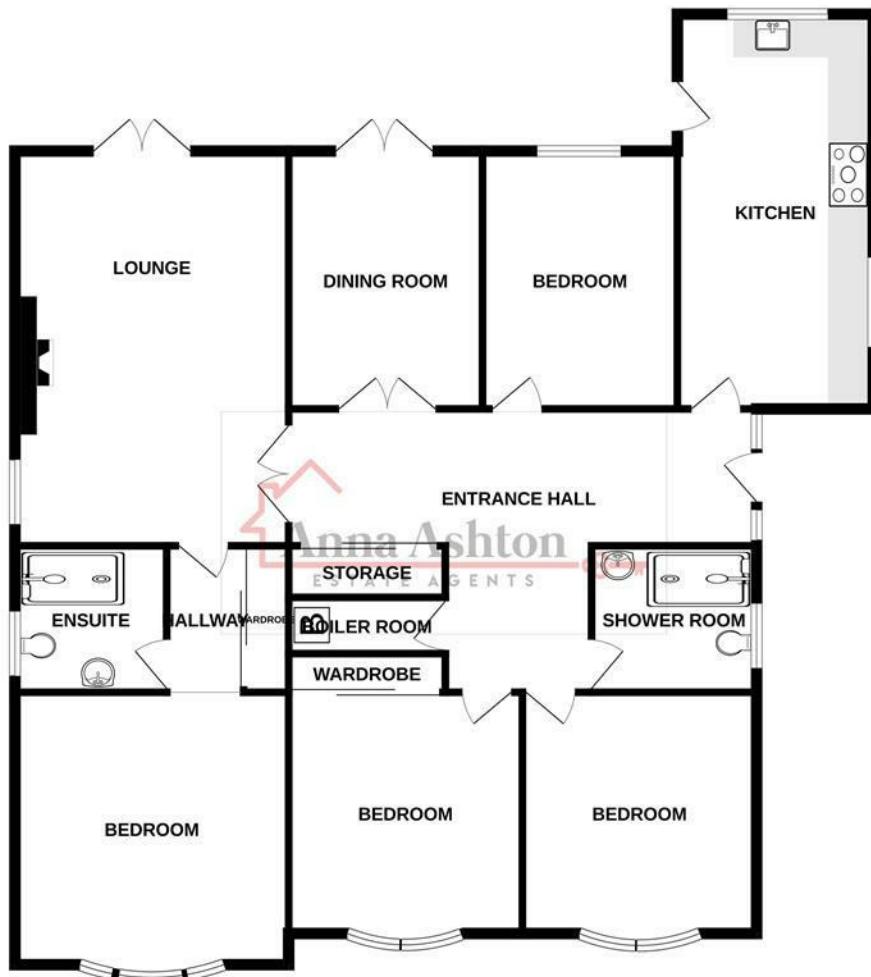
## NOTE

All internal photographs are taken with a wide angle lens.

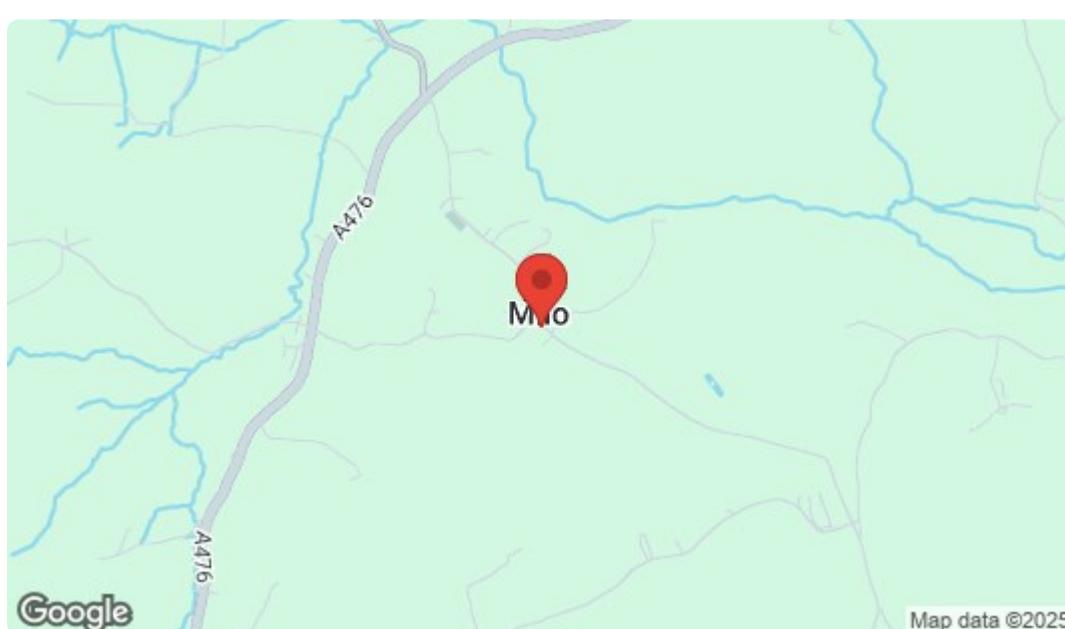
## Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Proceed through the cross road and out towards Llandeilo. Turn left for Pentregwenlais and follow the road to the junction and turn right off Pantlyn. Follow this road for approximately 1 mile into Milo and the property can be found on the left hand side, identified by our For Sale board.

## 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   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (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.