



Bryncadno Waunfarlais Road, Llandybie, Ammanford, SA18 3NG

Offers in the region of £495,000

This delightful detached bungalow offers a perfect blend of comfort and tranquillity. With four bedrooms, this property is ideal for families or those seeking extra space for guests. The bungalow features a well-appointed reception room, providing a warm and inviting area for relaxation and entertaining.

One of the standout features of this home is the presence of three modern bathrooms, ensuring convenience for all residents and visitors. The property is set on a large plot, surrounded by beautifully maintained gardens that offer a serene outdoor space to enjoy the picturesque views of the surrounding countryside.

Additionally, the bungalow includes an annex, which presents a fantastic opportunity for a home office, studio, or even guest accommodation. The versatility of this space adds to the appeal of the property, making it suitable for a variety of lifestyles.

With its stunning views and generous outdoor space, this bungalow is not just a home; it is a retreat from the hustle and bustle of everyday life. Whether you are looking to entertain, relax, or simply enjoy the beauty of nature, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your new home.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with 2 built in store cupboards, part tiled walls, wood floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

Lounge

19'2" x 14'6" (5.85 x 4.42)



with two steps entering the lounge with log burner in brick surround, 2 radiators, downlights, coved ceiling and uPVC double glazed window to front appreciating the far reaching views.

Bedroom 2

14'7" x 10'6" (4.45 x 3.21)



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

Bedroom 1

16'1" x 13'5" (4.92 x 4.10)



with radiator, textured and coved ceiling and uPVC double glazed French doors overlooking the garden.

Dressing Room 1

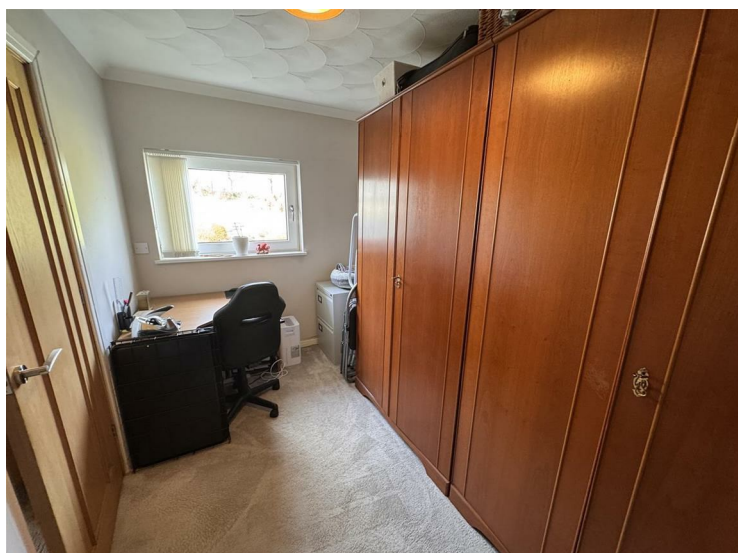
11'11" x 7'10" (3.65 x 2.41)



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

Dressing Room 2

12'2" x 6'10" (3.71 x 2.10)



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

Study

7'10" x 12'5" (2.41 x 3.79)



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

Shower Room

5'11" x 5'0" (1.81 x 1.54)



with low level flush WC, vanity wash hand basin with drawers under, shower enclosure with electric shower, tiled floor, tiled walls, heated towel rail, extractor fan and uPVC double glazed window to side.

Wet Room

8'11" red to 4'2" x 10'2" red to 4'8" (2.73 red to 1.29 x 3.12 red to 1.44)



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

Kitchen/Diner

19'7" x 15'10" (5.97 x 4.83)



with range of fitted base and wall units, Belfast sink unit with shower tap, extractor fan, central island with breakfast bar, part tiled walls, tiled floor, radiator, downlights and uPVC double glazed window either side and French doors to side.

Utility

9'9" x 7'7" (2.99 x 2.32)

with range of fitted base and wall units, stainless steel single bowl sink unit, plumbing for automatic washing machine, free standing boiler providing domestic hot water and central heating, built in store cupboard, part tiled walls, tiled floor, glass roof and uPVC double glazed door to front.

Annex

Bedroom 3

10'10" x 10'10" (3.32 x 3.32)



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

Bedroom 4

9'1" x 8'3" (2.78 x 2.53)



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

Bathroom

9'1" red to 2'5" x 8'3" red to 5'7" (2.78 red to 0.74 x 2.52 red to 1.71)



with low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle with mains shower, tiled walls, textured and coved ceiling and heated towel rail.

Outside



first left into Mckays and travel over the railway crossing into Waunfarlias Road and after approximately 0.2 miles the property can be found on the right hand side.

With tarmac drive leading to decorative stone parking to front, gravelled areas, lawned garden, covered area for storage, side access either side of the property to rear garden with brick paved patio area, large lawned garden with mature shrubs and fruit trees, flower beds, raised vegetable plots, further paved patio area, greenhouse and outside tap.

Garage

23'10" x 10'4" (7.27 x 3.15)

with power and light connected and electric up and over door and 2 windows to side and one to rear and uPVC double glazed door to side.

Store Room

with double doors to front and power and light connected.

Services

Mains electricity, water and drainage.

Council Tax

Band F

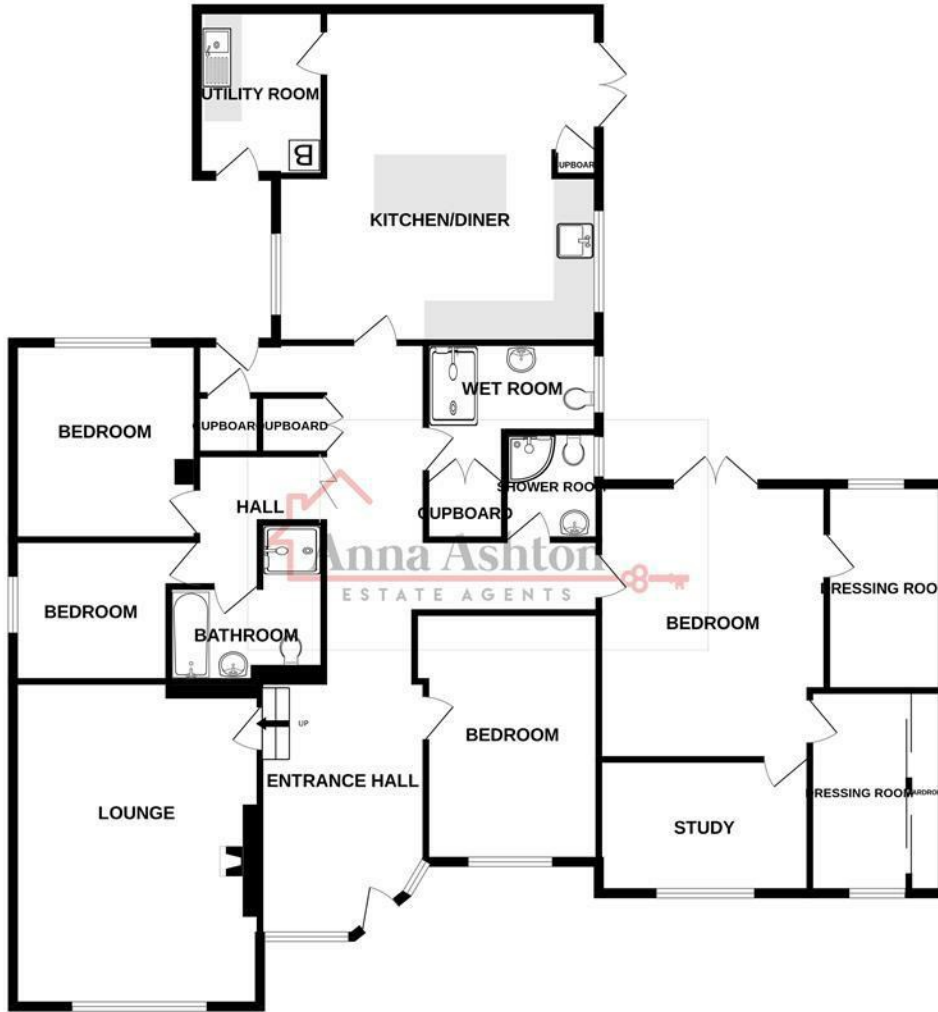
NOTE

All internal photographs are taken with a wide angle lens.

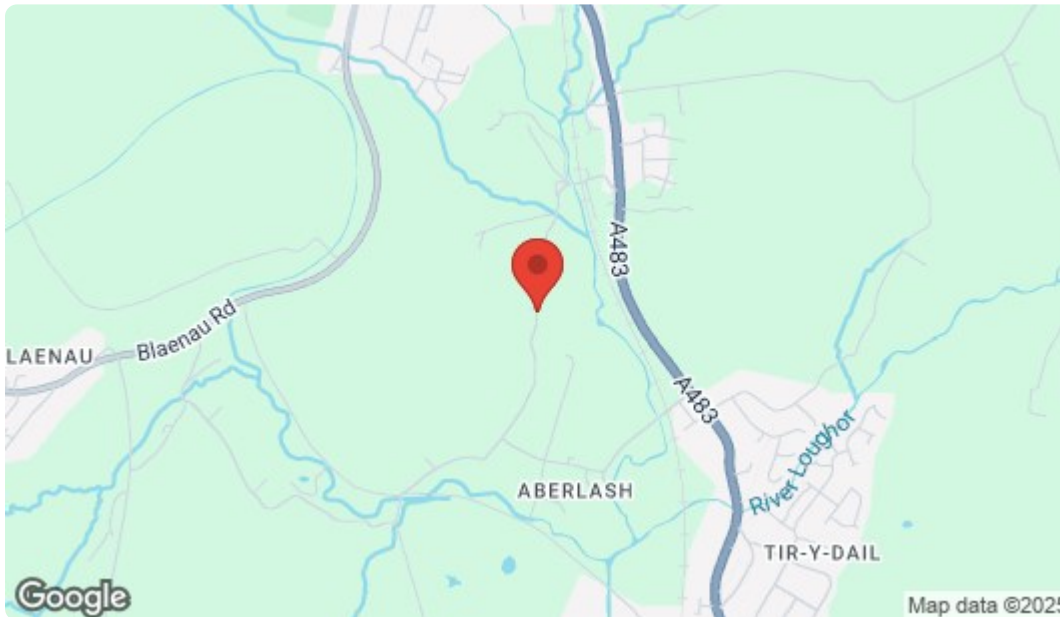
Directions

Leave Ammanford on College Street and travel for approximately 1.5 miles to the beginning of the village of Llandybie. Turn

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		
	57	70
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.