



## Vijay Gardens Tabernacle Road, Glanamman, Ammanford, SA18 2YB

**Offers in the region of £775,000**

Nestled on Tabernacle Road in Glanamman, Ammanford, this substantial detached house offers an impressive living space of 5,545 square feet, perfect for families seeking both comfort and style. With six generously sized bedrooms, including four with en-suite bathrooms, this property ensures ample privacy and convenience for all residents.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout of the home is designed to provide a harmonious flow between the living areas, making it a delightful space for both relaxation and social gatherings.

The property boasts ample off-road parking accessed via a sweeping drive which adds to the grandeur of the home, leading you through beautifully maintained surrounding gardens that offer a tranquil retreat from the hustle and bustle of daily life.

This remarkable house is not just a home; it is a lifestyle choice, providing the perfect blend of luxury and practicality. Whether you are looking to host family gatherings or simply enjoy the peace of your own private sanctuary, this property is sure to impress. With its prime location and extensive features, it presents an exceptional opportunity for discerning buyers.

## Ground Floor

uPVC double glazed French doors to

### Entrance Hall

with stairs to first floor, under stairs storage, built in cupboard, wood floor, dado rail, radiator and coved ceiling.

### Lounge

45'4" x 18'7" (13.84 x 5.68)



with 5 radiators, wood floor, dado rail, coved ceiling and 5 uPVC double glazed patio doors.

### Kitchen

12'3" x 21'2" max (3.74 x 6.46 max)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, gas cooker point with extractor over, plumbing for automatic dishwasher, central island, part tiled walls, tiled floor, radiator, coved ceiling and 2 uPVC double glazed windows to rear and door.

### Utility

6'5" x 5'2" (1.98 x 1.58)

with free standing Worcester boiler providing domestic hot water and central heating, plumbing for automatic washing machine, tiled floor and hot water cylinder.

## Dining Room

19'3" x 23'3" (5.88 x 7.1)



with wood floor, dado rail, 2 radiators, coved ceiling and uPVC double glazed window to side and Patio doors to rear.

## Shower Room

6'5" x 7'1" (1.97 x 2.18)



with low level flush WC, vanity wash hand basin with cupboards under, Jacuzzi shower with mains shower, bidet, radiator, part tiled walls, tiled floor, coved ceiling and extractor fan.



## Bedroom

17'6" x 19'5" (5.34 x 5.94)



with wood floor, dado rail, 2 radiators, coved ceiling and uPVC double glazed window to side and Patio doors to front. Double doors to dining room.

## First Floor

### Landing

with 3 eaves storage cupboards, hatch to roof space, wood floor, part coved ceiling, 3 roof windows and uPVC double glazed door to side onto Balcony.

### Bedroom 1

14'5" x 18'6" (4.41 x 5.64)



with built in cupboard, wood floor, 2 radiators, coved ceiling and 2 uPVC double glazed windows to front.

## En Suite

3'10" x 10'2" (1.17 x 3.12)



with low level flush WC, bidet, vanity wash hand basin with cupboards under, Jacuzzi mains shower, part tiled walls, tiled floor, extractor fan and uPVC double glazed window to side.

### Bedroom 2

13'3" x 14'2" (4.06 x 4.32)



with built in cupboard, wood floor, radiator, coved ceiling and uPVC double glazed window to side.

### En Suite

3'10" x 10'1" (1.17 x 3.09)



with low level flush WC, vanity wash hand basin with cupboards, shower enclosure with mains dual head shower, tiled floor, part tiled walls, radiator, extractor fan and uPVC double glazed window to side.

### L Shape Bedroom 3

25'7" red to 6'10" x 14'6" red to 9'1" (7.8 red to 2.09 x 4.42 red to 2.77)



with wood floor, radiator and uPVC double glazed window to side and Velux window to side.

### En Suite

6'11" x 9'0" (2.12 x 2.76)



with low level flush WC, vanity wash hand basin with cupboards under, Jacuzzi bath with shower attachment taps, bidet, part tiled walls, tiled floor, radiator, extractor fan and uPVC double glazed window to front.

### L Shape Bedroom 4

13'4" red to 6'9" x 18'8" red to 6'7" (4.07 red to 2.06 x 5.7 red to 2.02)



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

### Bedroom 5

8'3" x 14'2" (2.52 x 4.32)

with wood floor, radiator, coved ceiling, 2 ceiling fan lights and uPVC double glazed window to rear.

### En Suite

8'2" x 4'0" (2.51 x 1.23)

with low level flush WC, vanity wash hand basin with cupboards under, bidet, Jacuzzi basins shower, part tiled walls, tiled floor, radiator, extractor fan and uPVC double glazed window to rear.



## Bathroom

13'3" x 6'7" (4.06 x 2.01)



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 left sign posted for the hospital. Proceed over the river bridge and the fork left onto Tabernacle Road and on your left hand side there are 2 private driveways, take the right hand drive and continue down the road until you reach the property.

with low level flush WC, vanity wash hand basin with cupboards under, Jacuzzi bath with shower attachment taps, bidet, part tiled walls, tiled floor, extractor fan, radiator, coved ceiling and uPVC double glazed window to front.

## Outside



with long sweeping drive surrounding gardens with large lawned areas, mature shrubs and trees, pond, workshop with power and light connected and uPVC double glazed windows and doors, outside tap, outside lights and external sockets.

## Services

Mains gas, electricity, water and drainage.

## NOTE

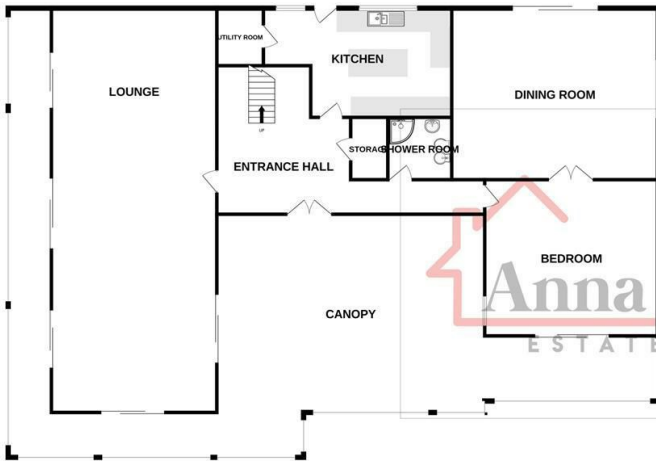
All internal photographs are taken with a wide angle lens.

## Council Tax

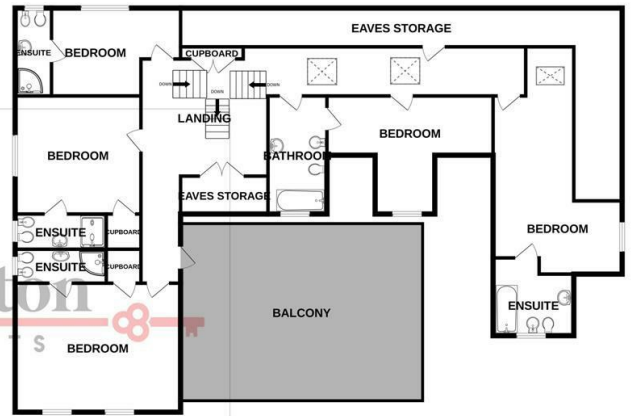
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## Directions

GROUND FLOOR



1ST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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