

Floor 1

Floor 2

Approximate total area⁽¹⁾
2589.9 ft²
240.61 m²

Balconies and terraces
59.52 ft²
5.53 m²

Reduced headroom
9.58 ft²
0.89 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 electric and water connected. Oil central heating and hot water system. We have not checked or tested any of the services or appliances at the property.

TAX: Band E

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on [AJS/SC/0824/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

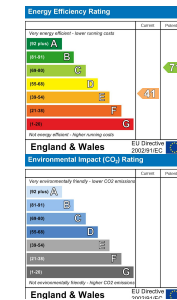
39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



Ty Grenadier Milo, Llandybie, Ammanford, Carmarthenshire, SA18 3NX

- Traditional Detached Bungalow on a Spacious Plot Measuring 0.71 of an Acre
- Conservatory with Panoramic Countryside Views!
- Oil c/h & Private Drainage
- Ample Parking For an Array of Vehicles
- Small Hamlet Location
- Three Double Bedrooms- Master with En-suite Bathroom
- Lounge to the Lower Floor with Bar Area
- Spacious Garage & Workshop
- Beautiful Gardens to the Front & Rear
- EPC RATING E. COUNCIL TAX BAND E.



New Price £549,950

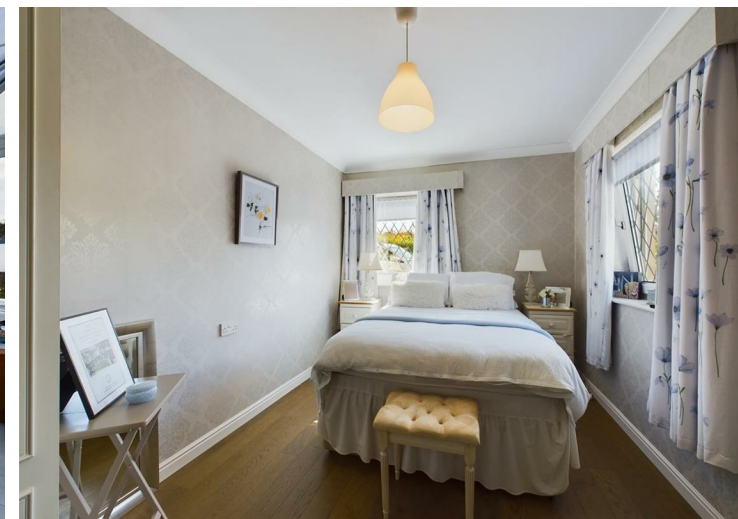
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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

The Agent that goes the Extra Mile





A MUST VIEW PROPERTY FOR THE DECERNING PURCHASER !
 Situated in the BEAUTIFUL, SORT AFTER property HAMLET of Milo near Llandybie, we have this traditionally built, detached bungalow for sale which sits on a spacious plot of 0.716 of an acre. Lovingly owned from new "Ty Grenadier" Meaning Grenadier House offers the next lucky owners spacious accommodation inside, and spacious beautiful landscaped gardens with a wrap-around driveway to accommodate an array of vehicles. This immaculately presented bungalow offers three double bedrooms, master having an en-suite bathroom, log-burner in the lounge, stunning countryside views from the conservatory and kitchen/diner and the hidden bonus for this property is a second lounge situated in the basement level. Viewing is highly recommended to appreciate the size, presentation and most of all the location. EPC RATING E.

Accommodation comprises : Hallway, lounge with log-burner, conservatory, kitchen/diner, utility room, shower room, two storage cupboards and three double bedrooms with the master bedroom having an en-suite bathroom, spacious lounge with bar area to the lower level. Externally, front gardens with flowering borders, driveway to the front which sweeps along the side of the house which stretches to the rear leading to a good-size garage, workshop and W.C. The garden to the rear is mainly laid to lawn with flowering shrubs and a separate good-sized vegetable growing area.



..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built. Mains water and electric connected. Oil central heating and hot water system. Private drainage- septic tank. Gas LPG bottles for the cooker hob. The total size of the plot is 0.716 of an acre, measured using Promap on 20/824. For this location according to Ofcom this is the following information: Broadband availability- up to Standard (25 Mbps), Mobile availability-Full O2 coverage, limited network coverage for Vodafone, Three and EE. From the information currently available to the Coal Authority, a mining report is recommended for this property. Spiral staircase situated in the main lounge which leads to the lounge in the lower basement level. ***Please note the aerial photos with the boundary line in red is an approximate guideline and for illustration purposes. We have got the official title on file.***

HALLWAY

LOUNGE

CONSERVATORY

KITCHEN/DINER

UTILITY ROOM

SHOWER ROOM

BEDROOM 1

EN-SUITE BATHROOM

BEDROOM 2

BEDROOM 3

STORAGE CUPBOARD

STORAGE CUPBOARD

LOUNGE

BAR AREA

GARAGE

W.C

WORKSHOP



DIRECTIONS

At our office make your way to Crosshands. At the main Crosshands roundabout take the fourth turning off, signposted "Gorslas". Follow this road going through small little Hamlets. You will follow the road into "Carmel". You will go round a right-hand bend, keep following the road going past a few detached houses on your left, drive a little further and you will approach a part in the road where it comes to a crossroads, at this point turn right. Follow this road along going past two chapels, continue for a small drive and the property is on the left, there is a plaque saying "Ty Grenadier" on the gate.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.