

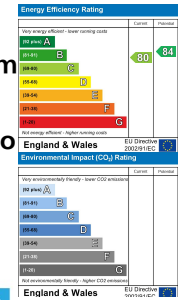


Muldenbury, 34 Folland Road, Glanamman, Ammanford, Carmarthenshire, SA18 3BY

- Traditional, Detached Property with a Self Contained One Bedroom Annex
- Five Bedrooms In Main House
- Downstairs Bathroom, Two En-suites & Shower Room In Main House
- Downstairs Wet-room & Upstairs Shower Room In Annex
- Multi-generational Living
- Seperate Annex would suit home office/ studio
- Driveway & Garage
- Quiet Location
- EPC RATING C. COUNCIL TAX BAND E.
- Front & Rear Gardens

Price £469,950

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



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The Agent that goes the Extra Mile



MUST BE VIEWED TO APPRECIATE THE LAYOUT & FLEXIBILITY OF MULDENBURY !
Situating on Folland Road, Glanamman, an idyllic village not far from the main town of Ammanford we have for sale this immaculately-presented five bedroom house with a separate one bedroom annex. This property offers versatility and space for multi-generational use. Surrounded by natural beauty, with the calming sounds of woodland wildlife behind the property and views of the valley opposite to the front, a haven for any nature lover. Internally this deceptively spacious property needs to be seen to be believed on how much space this property offers, so book now on 01269 596659 to arrange a viewing today. Front and rear gardens makes this a real head-turner when driving-by and offering ample parking. EPC RATING C. COUNCIL TAX BAND E.

House accommodation : Hallway, lounge, kitchen/diner, utility, study, downstairs bathroom, two bedrooms downstairs- one with a wet-room, landing, shower room and three bedrooms upstairs -one with an en-suite shower room.
Annex accommodation : Spacious lounge/kitchen/diner, downstairs wet-room, bedroom and en-suite shower room.
Externally the property sits on a lovely plot which offers front and rear gardens, driveway and spacious garage along with a patio area and summer house.

The village itself offers excellent leisure facilities such as riverside walks, parks, recreational ground and the neighbouring village boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre although you will find a range of local shops, hairdressers, food takeaways, chemist and doctors surgery in the village.

..AGENTS VIEWING NOTES ***KEY INFORMATION*** Traditionally built property. Mains gas, electric, sewerage and water connected. Council Tax Band E. There are easements on the title, we have a copy on file. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- full O2 coverage, limited coverage for EE, Three and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Annex was built in 2013 and there are restrictions where you cannot let the annex out. Leased solar panels on the roof, installed in 2011 with a 25 year lease- the vendor has confirmed the following : The electricity they produce is free for us to use, with any unused excess returning to the grid.	On a dull winter day, when not enough is produced to run the household, it is drawn from the grid in the normal manner.	LANDING
	ENTRANCE HALLWAY	BEDROOM 1
	LOUNGE	EN-SUITE SHOWER ROOM
	STUDY/OFFICE	BEDROOM 4
	INNER HALLWAY	SHOWER ROOM
	KITCHEN/DINER	BEDROOM 5
	UTILITY ROOM	ANNEX :
	BATHROOM	LOUNGE/KITCHEN/DINER
	BEDROOM 2	WET ROOM
	EN-SUITE WET ROOM	BEDROOM
BEDROOM 3		EN-SUITE SHOWER ROOM
		GARAGE



DIRECTIONS
From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanamman. Follow the signs for "Amman Valley Hospital" which is situated on "Folland Road". Continue past the hospital and the property is situated on your left, number 34.

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