







We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

Floor 1 Building 2

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

### **FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

### TAKE ON AJS/SC/0325/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



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## Muldenbury, 34 Folland Road, Glanamman, Ammanford, Carmarthenshire,

- Traditional, Detached Property with a Self **Contained One Bedroom Annex**
- Downstairs Bathroom, Two En-suites & Shower Downstairs Wet-room & Upstairs Shower Room **Room In Main House**
- Multi-generational Living/ wheel chair friendly
  Seperate Annex would suit home office/ studio for main house & annex

• Driveway & Garage

- Quiet Location
- EPC RATING C. COUNCIL TAX BAND E.
- Front & Rear Gardens

• Five Bedrooms In Main House

Offers In The Region Of £469,950

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The Agent that goes the Extra Mile



Page 4





















MUST BE VIEWED TO APPRECIATE THE LAYOUT & FLEXIBILITY OF MULDENBURY!

Situated 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. Both of which are wheel chair friendly with ramps & showers on the ground floor. This property offers versatility and space for multigenerational 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 availabilityup to Ultrafast (1800 Mpbs), Mobile availability- full 02 coverage, limited coverage for EE, Three and Vodaphone. 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.

**ENTRANCE HALLWAY** 

LOUNGE

STUDY/OFFICE

INNER HALLWAY

KITCHEN/DINER

**UTILITY ROOM** 

**BATHROOM** 

BEDROOM 2

**EN-SUITE WET ROOM** 

**BEDROOM 3** 

**LANDING** 

BEDROOM 1

**EN-SUITE SHOWER ROOM** 

**BEDROOM 4** 

**SHOWER ROOM** 

BEDROOM 5

ANNEX:

LOUNGE/KITCHEN/DINER

WET ROOM

**BEDROOM** 

**EN-SUITE SHOWER ROOM** 

GARAGE



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.

ge 2 Page 3