







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

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

#### 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

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## Muldenbury, 34 Folland Road, Glanamman, Carmarthenshire, SA18 2BX

- · Traditional, Detached Property with a Self **Contained One Bedroom Annex**
- **Room In Main House**
- for main house & annex
- Driveway & Garage
- EPC RATING C. COUNCIL TAX BAND E. Offers In The Region Of £439,950

- Four/Five Bedrooms In Main House
- Downstairs Bathroom, Two En-suites & Shower Downstairs Wet-room & Upstairs Shower Room
- Multi-generational Living/ wheel chair friendly
   Separate Annex would suit home office/ studio or extended family stays
  - Semi Rural/Village Location
  - Country Views to front and rear

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EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659 The Agent that goes the Extra Mile



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\*\*Experience the Charm and Versatility of Muldenbury!\*\*

Located on enchanting Folland Road in Glanamman, this stunning four/five-bedroom home, complete with a separate one-bedroom annexe, is a must-see. Both living spaces are wheelchair accessible, featuring ramps and  $ground-floor\ showers,\ making\ them\ perfect\ for\ multi-generational\ living.$ 

urrounded by the soothing sounds of nature and breathtaking valley views, Muldenbury is more than just a home—it's a sanctuary for nature lovers! With its spacious interior, this property exceeds all expectations. Call 01269 596659 today to arrange your viewing!

- \*\*Property Highlights:\*:
  Welcoming Hallway
- Modern Kitchen/Dine
- Functional Utility Room

- Stylish Downstairs Bathroom One/Two Bedrooms Downstairs (one with a wet room)
- \*\*Annexe Features:\*\*
- Spacious Lounge/Kitchen/Diner
- Downstairs Wet Room
- Cosy Bedroom with En-Suite

Set on a lovely plot, Muldenbury includes beautiful gardens, ample parking, a sizable garage, and a relaxing patio area.

Glanamman offers excellent leisure facilities, including scenic riverside walks and a modern primary school. Ammanford's shopping centre is nearby, along with local shops, hairdressers, and eateries. Don't miss this opportunity—discover the comfort and beauty of Muldenbury today!

### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* Traditionally built property. Mains gas, electric, sewerage and water connected. Council Tax Band E. There are from the grid in the normal manner. easements on the title in reference to the solar panels on the roof, 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 **BATHROOM** 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

**ENTRANCE HALLWAY** 

LOUNGE

STUDY/OFFICE

**INNER HALLWAY** 

KITCHEN/DINER

**UTILITY ROOM** 

**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** 



### **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.

