

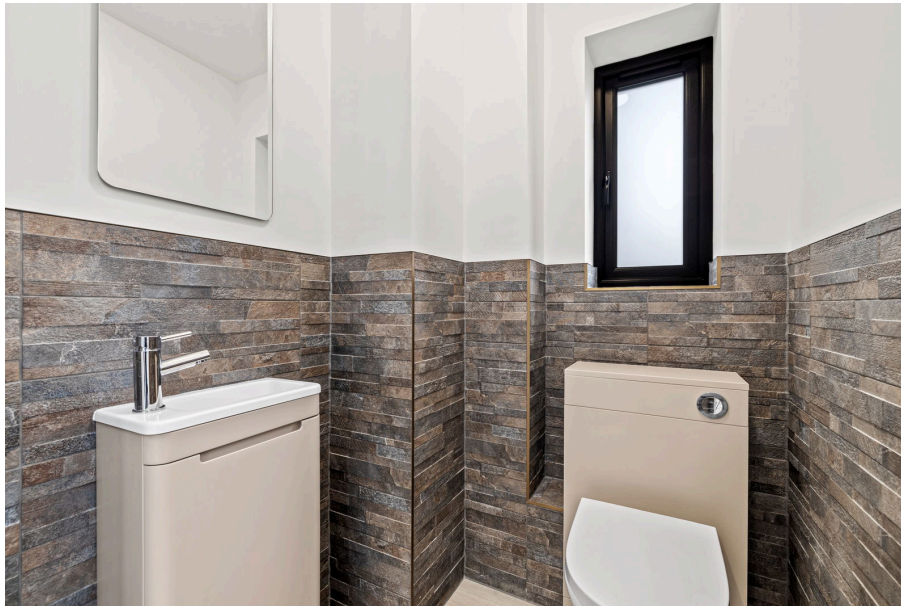


Your Logo

Clos Yr Ysgol, Ammanford, SA18 3NZ

Offers In Region Of £600,000

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- Four Spacious Double Bedrooms, Two With En-Suite Bathrooms
- Open-Plan Kitchen With Quartz Worktops, Island, And Walk-In Pantry
- Stylish Family Bathroom With Freestanding Bath And Walk-In Shower
- Detached Insulated Garage With Electric Door And EV Charger
- Convenient Access To Llandeilo, Llandybie, Cross Hands & The M4
- Two Stylish Reception Rooms and a Kitchen/Family Room
- Underfloor Heating Powered By Mitsubishi Air Source Heat Pump
- Triple Glazing And A-Rated EPC For Energy Efficiency
- Located In A Quiet, Semi-Rural Village Setting
- Catchment For Top-Rated Schools Including Bro Dinefwr And Maes Y Gwendraeth



Clos Yr Ysgol is a beautifully designed, executive four-bedroom detached home in an exclusive development of just six properties, nestled on a quiet, adopted cul-de-sac in the heart of Carmarthenshire countryside.

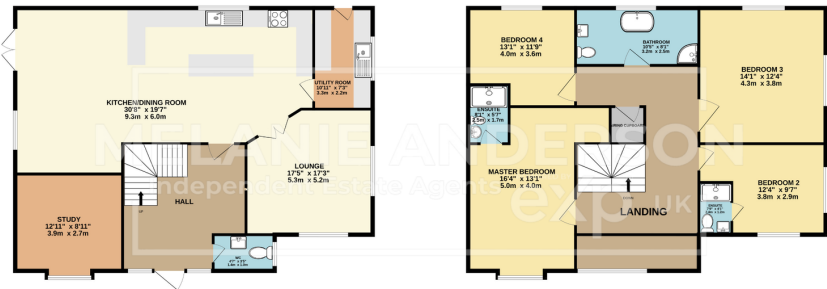
Extending to approximately 2,124 sq ft, this luxury home combines contemporary design, energy efficiency, and high-specification fittings throughout, all set against open countryside and scenic views.

Located in the peaceful, semi-rural village of Milo, the home offers tranquil countryside living with easy access to nearby towns. Llandeilo provides boutique shops, cafes, and cultural attractions, while Llandybie and Cross Hands offer schools, local shops, and convenient M4 links. Residents can enjoy local walks, nature reserves, the scenic Towy Valley with castles and gardens, and the Brecon Beacons. Beaches lie within a 30-minute drive, and the property falls within catchment for well-

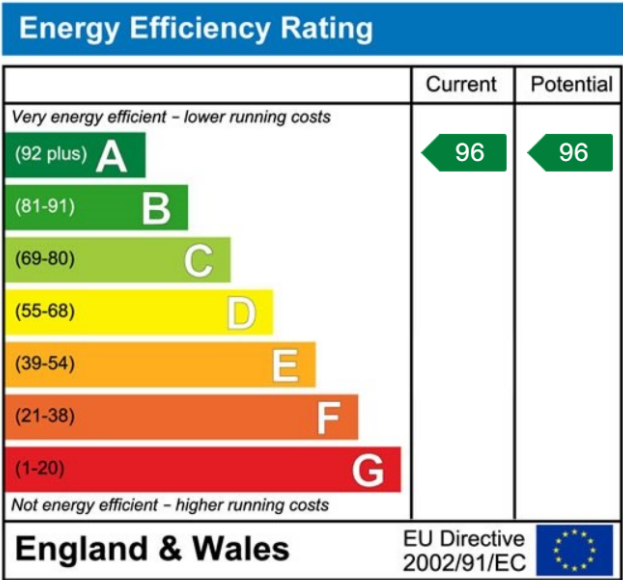


GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 2124sq.ft. (197.3 sq.m.) approx.
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 operation or efficiency can be given.
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