



House - Detached (EPC Rating: F) Freehold

# LON Y FELIN, AMMANFORD, SA18 2RG

Offers In The Region Of

## £295,000

# 3 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this charming and spacious 3/4-bedroom detached home, set in approximately 1/3 of an acre of grounds in the peaceful village of Garnswllt. Featuring LPG central heating, uPVC double glazing, and solar panels, the property offers an inviting entrance porch, two reception rooms, a study, and a kitchen on the ground floor. Upstairs, there are three well-appointed bedrooms and a shower room. Externally, the adjoining former village post office provides two additional rooms and a cloakroom. The expansive garden is a true delight, with a well-maintained lawn, mature trees and shrubs, a vegetable patch, a pond, and patio and decking areas perfect for outdoor enjoyment. A stone-built outbuilding, suitable for conversion, adds further appeal. The property is complemented by a large, detached garage with additional storage, all bordered by a scenic stream, offering a peaceful and idyllic setting.

Council Tax Band - E. Freehold. EPC - F24

## Ground Floor

Welcoming entrance porch leading into a spacious entrance hall.

### Lounge

13'9" x 13'5"

With fireplace and wood burner, radiator, and window to the front.

### Sitting Room

18'0" x 13'5"

Featuring a radiator, two windows to the front, double doors to the side overlooking the garden, and an additional set of double doors to the rear leading to the decking area.

### Kitchen

14'9" x 10'5"

The kitchen is fitted with a range of base and wall units, a 1 1/2 bowl single drainer sink, and an electric hob point. It also includes plumbing for both a washing machine and dishwasher, a radiator, and partly tiled walls. Large windows to the rear offer beautiful views of the garden. A log burner in a recessed fireplace, with access to the side porch, study, and the former post office.

### Study

9'6" x 8'2"

Versatile space with potential as a study or fourth bedroom, featuring a radiator and windows to the side and rear.

### Store Room

13'9" x 9'2"

With its own entrance door and additional access from the kitchen, the former village post office features a radiator and an WC.

### Safe Room

10'5" x 8'6"

With a window to the rear.

## First Floor

## Landing

Landing area with radiator and window to the rear.

### Bedroom 1

14'5" x 13'1"

Features a radiator, a large cupboard housing the gas-fired central heating boiler, and two windows to the front.

### Bedroom 2

13'1" x 9'10"

With radiator and window to the front.

### Bedroom 3

9'10" x 8'10"

Featuring a radiator and a window to the side, offering views of the rear garden.

### Shower Room

10'2" x 8'10"

The shower room features floor spotlights, windows to the side and rear, a large shower, an extractor fan, and a fully tiled floor and walls. It also includes a low-level flush WC and a pedestal wash hand basin.

### Garage

36'1" x 22'11"

The garage benefits from an electric connection and has an adjoining covered storage area.

## External

The property is set within expansive, mature grounds of approximately 1/3 of an acre, featuring mature trees, shrubs, a vegetable garden, a pond, a patio, and decking areas. With an electric connection, the garage is accompanied by a covered storage area and a nearby log store. A stone-built outbuilding, suitable for conversion, adds further potential. Recently installed solar panels enhance the property's energy efficiency. To the rear, a basement offers additional storage space and a convenient WC.

## Services

Mains LPG central heating, electricity, water and drainage.





**Council Tax**  
- Band E

**TENURE**  
Freehold

**NOTE**  
All photographs have been taken using a wide angle lens.

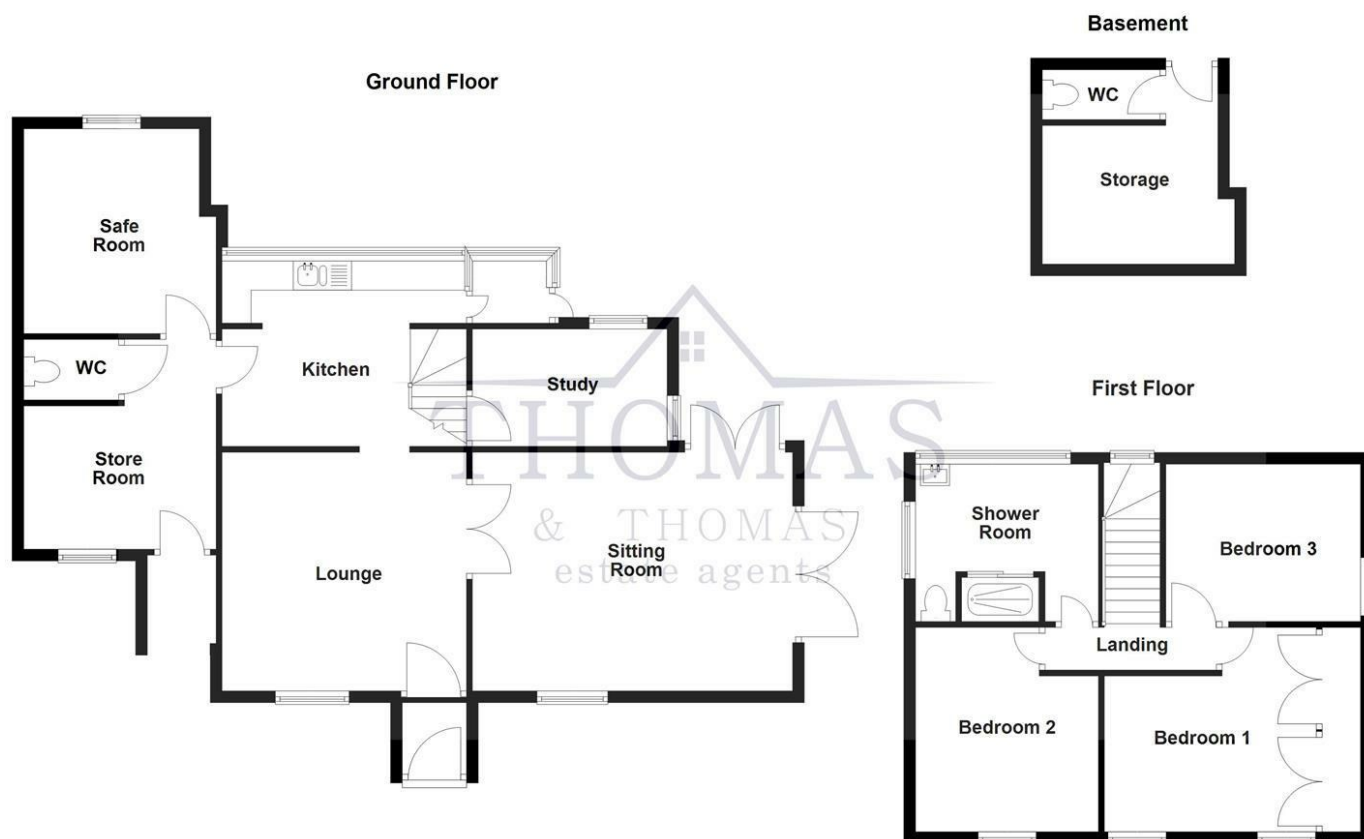
Any appliances and services listed on these details have not been tested.

**VIEWINGS**  
By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

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**Directions**  
Leave Ammanford along Wind Street and turn left at the traffic lights. Go straight over the mini roundabout towards Tesco and turn left at the second roundabout. At the next roundabout, take the third exit towards Betws. Continue for approximately 4 miles towards Garnswllt. On reaching the sign Garnswllt, take the first turning right towards Lon y Felin. The property can be found on the right-hand side.

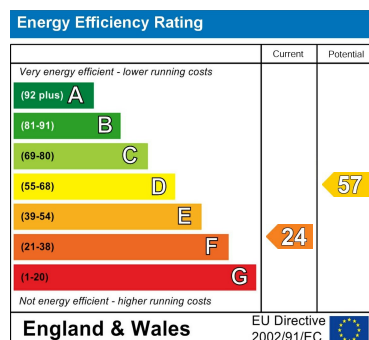




Council Tax Band

**E**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

