



Glan Yr Afon Milo, Llandybie, Ammanford, SA18 3LZ

Offers in the region of £374,000

We are delighted to offer for sale this detached bungalow set within a good size garden in the village of Milo within easy travelling distance of the popular market town of Llandeilo and the growing centre of Cross Hands and the M4 motorway.

Accommodation comprises entrance hall, lounge, kitchen with dining area, utility room, 3 bedrooms (one with en-suite wet room) and bathroom and benefits from oil central heating, uPVC double glazing, attached garage and parking for several cars. Good sized garden to front and rear and fine views to rear. Viewing is highly recommended.

uPVC double glazed entrance door

Entrance hall



with radiator, coved ceiling and airing cupboard with fully lagged hot water cylinder with economy 7 immersion heater.

Lounge

12'1" x 16'0" (3.69 x 4.89)



with solid fuel fire set in feature surround, 3 wall lights, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen with Dining Area

11'9" x 19'4" (3.59 x 5.91)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring ceramic hob with extractor over, built in oven and grill, part tiled walls, radiator, textured and coved ceiling, uPVC double glazed window to rear and uPVC double glazed French doors to rear.

Utility Room

6'0" x 11'5" (1.83 x 3.5)

with plumbing for automatic washing machine, space and vent for tumble dryer, radiator, textured and coved ceiling, uPVC double glazed window to rear, uPVC double glazed door to side and small pantry area with shelving and uPVC double window to rear.

Bedroom 1

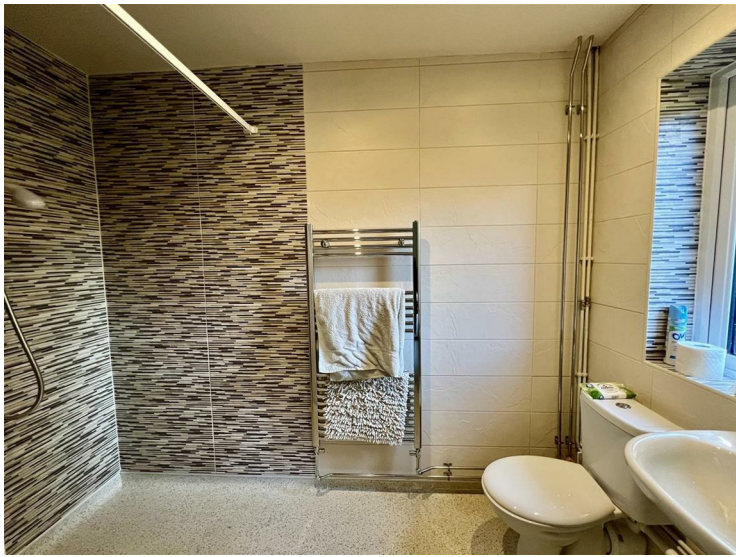
8'10" x 12'5" (2.71 x 3.79)



with radiator, wall light, coved ceiling and uPVC double glazed window to rear.

En-Suite Wet Room

4'6" x 8'9" (1.39 x 2.68)



with electric shower, low level flush WC, pedestal wash hand basin, heated towel rail, down lights and uPVC double glazed window to rear.

Bedroom 2

8'8" x 14'6" (2.66 x 4.43)



with fitted mirror fronted wardrobes, 2 wall lights, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 3

8'4" x 11'9" (2.55 x 3.6)



with radiator, 2 wall lights, radiator, coved ceiling and uPVC double glazed window to side.

Bathroom

6'3" x 11'7" (1.93 x 3.55)



with low level flush WC, pedestal wash hand basin, panelled bath with shower taps, shower enclosure with electric shower, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

Outside



Tarmacadam driveway with parking and turning area leading to attached garage. Lawned gardens to front, outside light, gated access to each side leading to large enclosed rear garden laid mainly to lawn, with mature shrubs and bushes. Paved patio area, bordered by a stream which you have access to at the top of the garden. Timber shed.

Garden Pictures



Garage

17'5" x 11'4" (5.31 x 3.47)

with electric up and over door, power and light connected, free standing oil boiler providing central heating, hatch to roof space and door to side.

Services

Mains water and electricity. Private drainage by means of a septic tank.

Council Tax

Band E

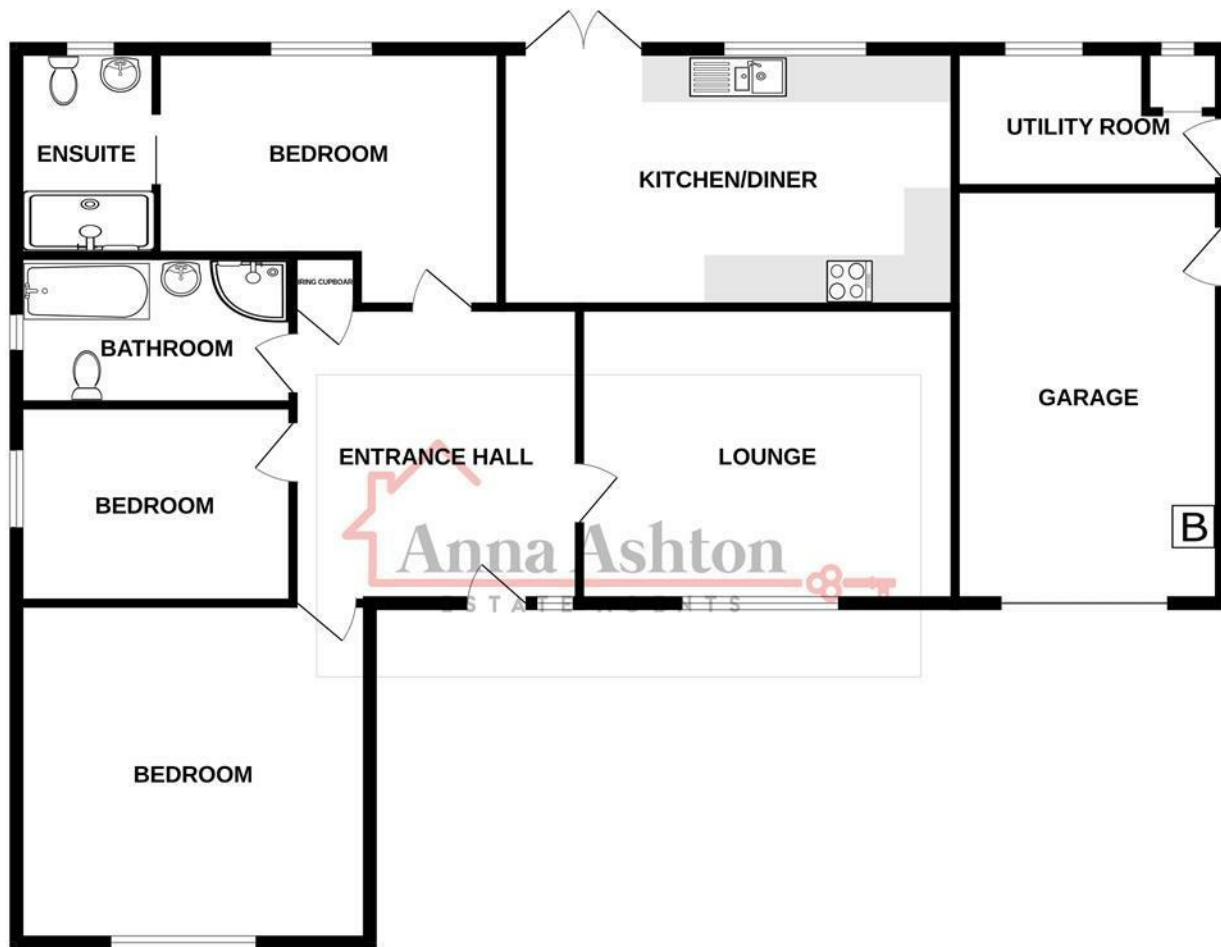
Directions

From Cross Hands roundabout take the Llandeilo exit towards Gorslas. Travel for almost 4 miles, past the former Temple Bar public house and the property can be found on the left hand side, identified by our For Sale board.

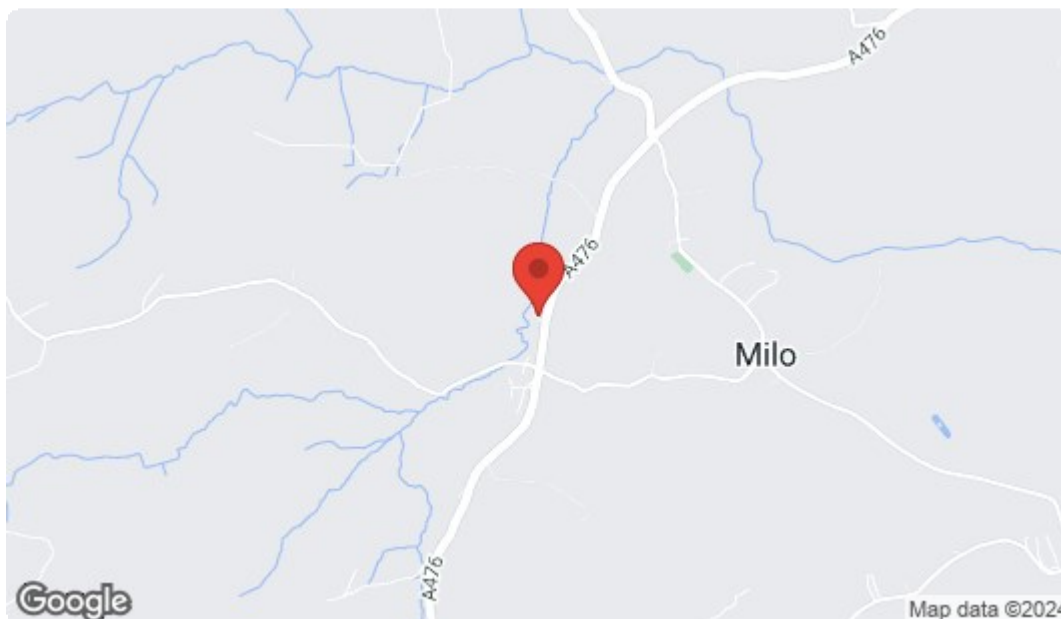
NOTE

All internal photographs are taken with a wide angle lens.

GROUND FLOOR



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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.