



Glynhir Lodge Glynhir Road, Llandybie, Ammanford, SA18 2TB

Offers in the region of £575,000

We have pleasure in offering for sale this versatile property that offers the perfect blend of rural tranquillity and modern convenience. This detached house in need of some modernisations but boasts 2 reception rooms, 5 bedrooms, and 2 bathrooms, providing ample space for comfortable living and is set within approximately 1/3rd of an acre gardens.

With approximately 10 acres of land, this equestrian property is a dream come true for horse lovers. With stables on-site (requiring some improvement works), you can easily indulge in your passion for riding and caring for horses right at home.

The property is suitable for multigenerational living. The rural setting offers peace and privacy, allowing you to escape the hustle and bustle of everyday life, while still being conveniently located near amenities.

Don't miss this opportunity to own a piece of countryside paradise at Glynhir Road. This property is a rare find that combines spacious living areas, equestrian facilities, and a picturesque setting - making it the ideal home for those seeking a tranquil yet luxurious lifestyle.

Ground Floor

Wooden entrance door to

Entrance Hall

with window each side. Opening to

Sitting Room

12'2" x 25'3" (3.73 x 7.7)



with stairs to first floor, multi fuel burner, built in cupboard, 2 radiators, textured and beamed ceiling and uPVC double glazed window to front and side.

Kitchen

24'7" x 8'5" (7.5 x 2.58)



with range of fitted base and wall units, display cabinets, stainless steel one and half bowl sink unit with mixer taps, electric cooker point, extractor fan, plumbing for automatic dishwasher, built in cupboard, tiled floor, 2 radiators and 2 uPVC double glazed windows to side.

Conservatory

12'7" x 10'4" (3.86 x 3.16)



with polycarbonate roof, tiled floor and uPVC double glazed windows and door to front.

Downstairs Shower Room

8'4" x 5'8" (2.56 x 1.75)



with low level flush WC, vanity wash hand basin with cupboards under, walk in shower with mains shower, radiator, downlights, tiled walls, tiled floor, extractor fan and uPVC double glazed window to front.

Utility Room

8'11" x 8'4" (2.72 x 2.56)



with wall mounted boiler providing domestic hot water and central heating, range of fitted base and wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, coat hooks, radiator and uPVC double glazed window and door to rear.

Inner Hall

with stairs to first floor and Porthole window to rear.

Lounge

16'0" x 27'10" (4.89 x 8.5)



with open fireplace, wood floor, 2 radiators, 3 wall lights, textured ceiling and uPVC double glazed window to front, side and rear and Patio doors to side.

First Floor

Landing to original house

with uPVC double glazed window to side.

Bedroom 4

10'10" x 10'3" (3.32 x 3.13)



with wash hand basin, hatch to roof space, radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 5

12'3" x 11'4" (3.74 x 3.47)

with hatch to roof space, eaves storage, wash hand basin, radiator, textured ceiling and Velux window to side.

First Floor

Landing to extension

with part textured ceiling and uPVC double glazed window to rear.

Bedroom 1

16'0" x 13'9" (4.9 x 4.2)

with radiator, textured ceiling and uPVC double glazed window to side and rear.

Bedroom 2

13'1" x 10'11" (4.0 x 3.33)



with radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 3

7'10" x 8'7" (2.41 x 2.62)



with hatch to roof space, radiator, textured ceiling and uPVC double glazed window to rear.

Bathroom

7'8" x 8'4" (2.35 x 2.56)



with low level flush WC, vanity wash hand basin with cupboard under, P shape panelled bath with electric shower over, tiled walls, extractor fan, radiator, textured ceiling and uPVC double glazed window to rear.

Outside



Approximately 10 acres including 4 paddocks and a stream in each paddock
6 stables, foaling box and tack room
Concrete yard and haybarn
Gardens, decking, patio, trees, outside light and tap

Indoor School

131'2" x 65'7" (40m x 20m)



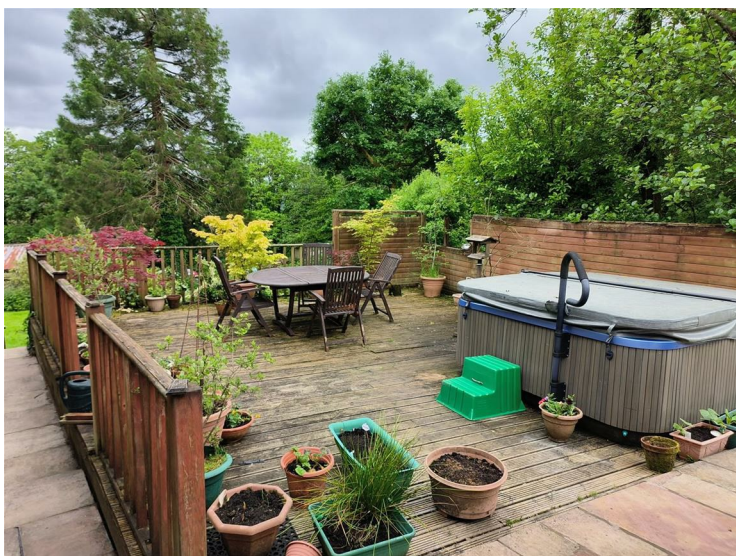
Outdoor School

131'2" m x 196'10" (40 m x 60m)



with good drainage and bark.

Decking



Patio



Rear decking area



Services

Mains electricity and water, septic tank and LPG central heating

Council Tax

Band E

NOTE

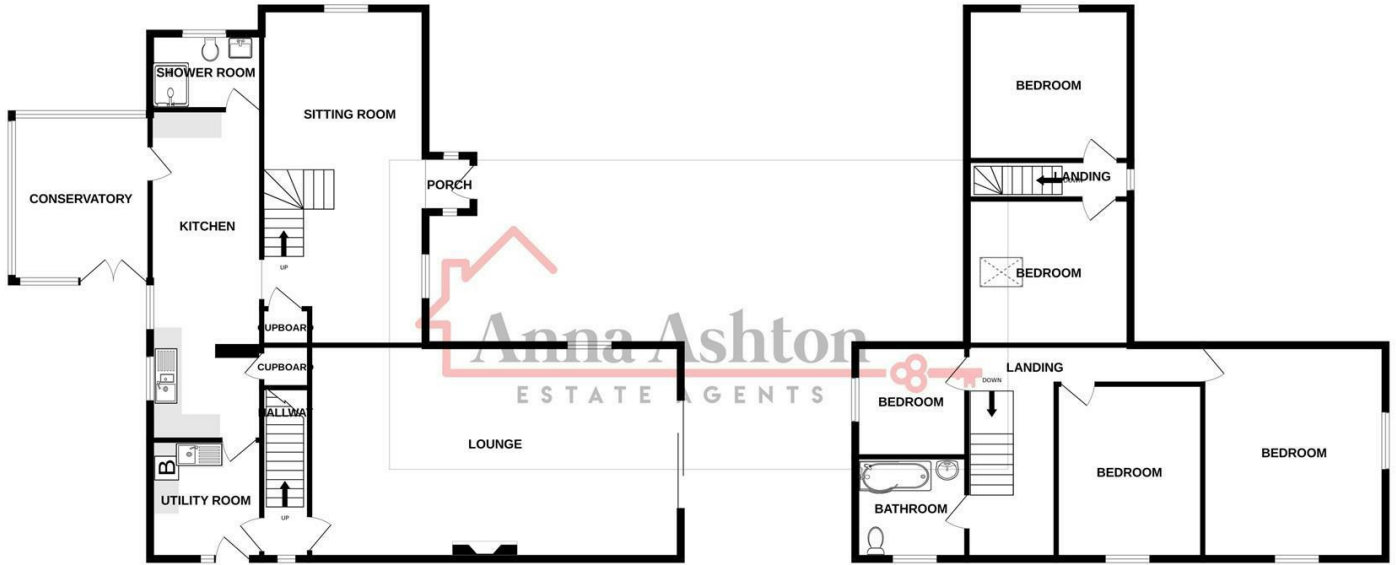
All photographs are taken with a wide angle lens.

Directions

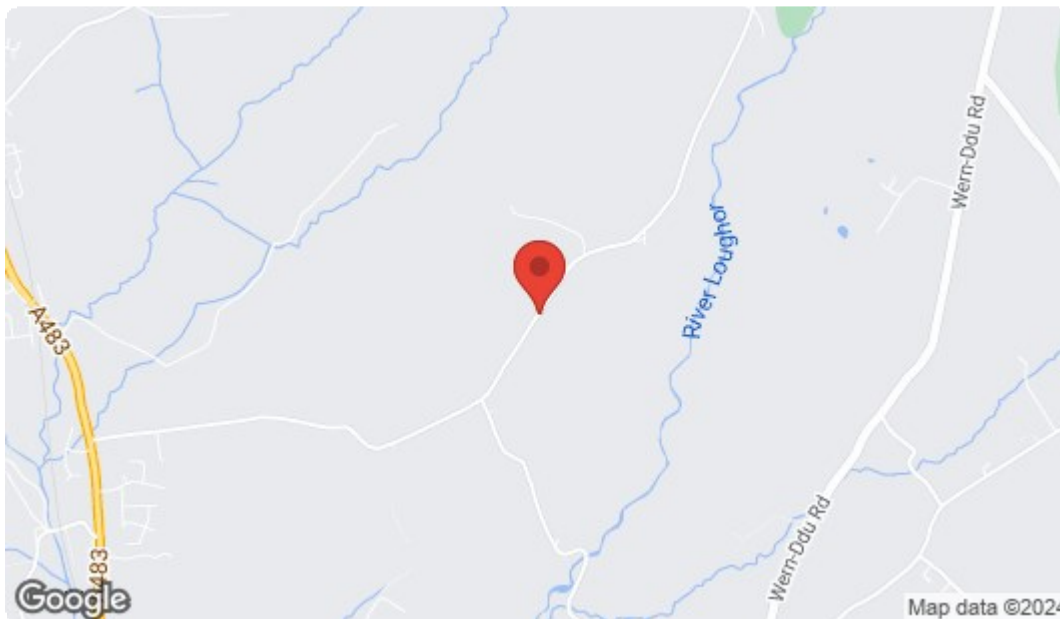
Leave Ammanford on College Street and travel for approximately one and half miles to the start of Llandybie. Turn second right into Glynhir Road, travel on the road for approximately half a mile and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST 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		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	20	
(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.