



Milo Lodge Milo, Llandybie, Ammanford, SA18 3NQ

Offers in the region of £485,000

Welcome to this large property located in the village of Milo, Ammanford. This spacious dormer detached bungalow offers a generous amount of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by not one, not two, but three reception rooms, providing ample space for relaxation, social gatherings, or even a home office. The property boasts four bedrooms and two bathrooms, ensuring comfort and convenience for all residents and guests.

One of the standout features of this property is the large double garage and parking for up to 6 vehicles. Situated in a quiet location, you can enjoy peace and tranquillity while still being within easy reach of local amenities.

Outside, the property continues to impress with its well maintained gardens, offering plenty of space for outdoor activities, gardening, or simply soaking up the sunshine on a lazy afternoon.

Don't miss out on the opportunity to make this beautiful bungalow your new home. Book a viewing today and experience the charm and comfort that this property has to offer.

Ground Floor

Wooden entrance door to

Porch

with tiled floor, tongue and groove ceiling and wooden windows either side. uPVC double glazed entrance door to

Lounge

13'10" x 28'2" (4.23 x 8.59)



with log burner in Inglenook style fireplace with tiled hearth, 2 radiator, coved ceiling and uPVC double glazed window to front and side and Patio doors to side.

Dining Room

13'10" x 17'11" (4.22 x 5.48)



with stairs to first floor, under stairs cupboard, laminate floor, radiator, coved ceiling and uPVC double glazed window to side.

Downstairs WC

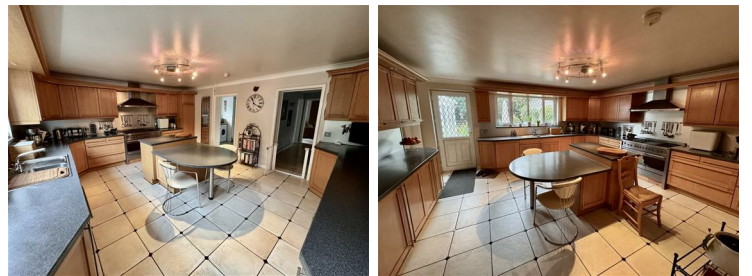
3'7" x 9'8" (1.10 x 2.97)



with low level flush WC, vanity wash hand basin, radiator, tiled walls, laminate floor and uPVC double glazed window to side.

Kitchen

14'10" x 17'3" (4.53 x 5.28)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, 6 ring gas Range cooker with extractor over, built in microwave, integrated automatic dishwasher, integrated fridge, breakfast bar and central island, tiled floor, upright radiator, coved ceiling and uPVC double glazed window and door to rear.

Utility

9'9" x 9'9" (2.98 x 2.99)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, built in cupboard with free standing oil boiler providing domestic hot water and central heating, part tiled walls, tiled floor, textured ceiling and uPVC double glazed window to side.

Study/Office

14'9" x 10'5" (4.52 x 3.19)



with radiator, coved ceiling and uPVC double glazed patio doors to rear into Conservatory

Conservatory

13'2" x 10'7" (4.02 x 3.25)



with tiled floor, polycarbonate roof and uPVC double glazed windows and French doors to side.

First Floor

Landing

with 2 hatch to roof spaces, textured ceiling and Velux window to side.

Bedroom 1

18'6" x 13'10" red to 10'2" (5.66 x 4.24 red to 3.12)



with fitted wardrobes, eaves storage, radiator, textured ceiling and 2 uPVC double glazed windows to front and Velux window to side.

En Suite

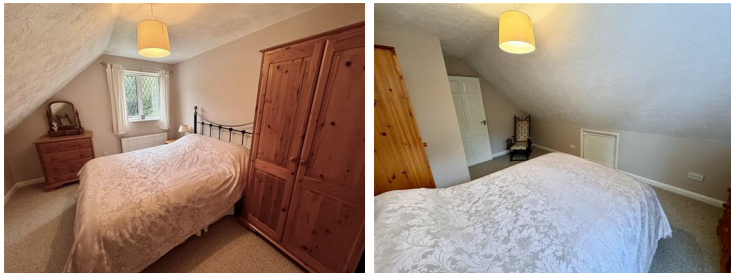
6'4" x 8'3" (1.95 x 2.52)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, built in airing cupboard with radiator, tiled floor, tiled walls, heated towel rail, textured ceiling and Velux window to side.

Bedroom 2

14'10" x 10'3" (4.54 x 3.13)



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

Bedroom 3

14'10" x 9'10" (4.54 x 3.01)



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

Bedroom 4

10'6" x 6'5" (3.22 x 1.98)



with eaves storage, radiator, textured ceiling and Velux window to side.

Bathroom

10'5" x 8'11" (3.19 x 2.74)



with fitted low level flush WC, vanity wash hand basin with cupboards under, large panelled bath, shower cubicle with mains shower, tiled walls, tiled floor, heated towel rail, textured ceiling and Velux window to side.

Outside



with gated entrance to gravelled drive providing ample parking, private front lawned garden with veg plots, green house and side access either side of the property leading to rear garden with patio areas, covered decking area with log store and ideal BBQ area, gravelled gardens, mature shrubs and trees, gated access to further garden area with stream.

Double Garage

18'8" x 18'10" (5.71 x 5.76)

with large loft for storage/workshop with the potential for development subject to planning permission, power and light connected, window to side and 2 up and over doors to front.

Services

Mains electricity, water and drainage. Septic tank

Council Tax

Band F

NOTE

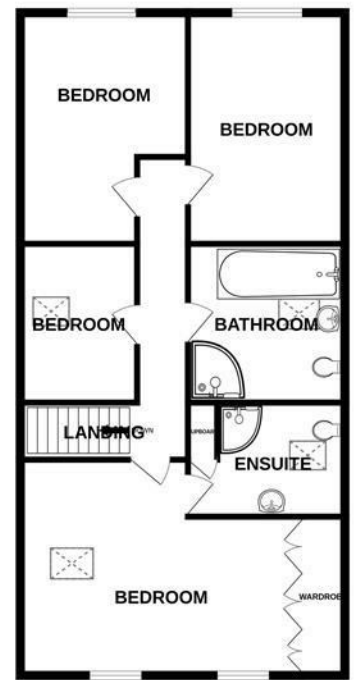
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Proceed through the cross road and out towards Llandeilo. Turn left for Pentregwenlais and follow the road to the junction and turn right off Pantllyn. Follow this road for apprixaimtely 1 mile into Milo and take the first left and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR
1700 sq.ft. (158.0 sq.m.) approx.

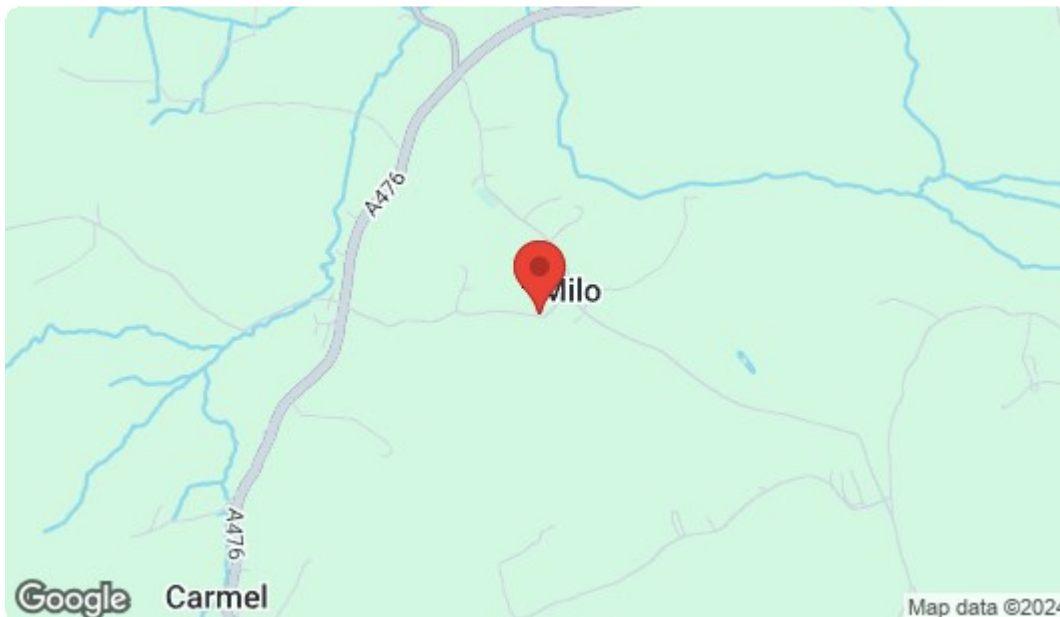
1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



Anna Ashton
ESTATE AGENTS

TOTAL FLOOR AREA : 2584 sq.ft. (240.1 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 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
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.