









2 Mountain Grove Wernoleu Road, Ammanford, Ammanford, SA18

Offers in the region of £480,000

This impressive detached house offers a perfect blend of space and comfort for modern family living. With four generously sized bedrooms with another room which is accessed through one of the bedrooms, this property is ideal for those seeking room to grow or accommodate guests.

The house boasts three well-appointed reception rooms, providing versatile spaces for relaxation, entertainment, or family gatherings. Whether you prefer a cosy evening in the lounge or a lively dinner party in the dining room, this home caters to all your needs.

The two bathrooms ensure convenience for busy mornings and family life, making it easy to manage daily routines. The property also features ample parking, a valuable asset in today's busy world, allowing for easy access and peace of mind.

With its spacious layout and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this delightful property your own.

Ground Floor

Hardwood entrance door to

Entrance Hall

with stairs to first floor, built in cupboard, radiator, laminate floor and textured and coved ceiling.

Sitting Room

13'8" in to 17'1" into bay x 11'11" (4.19 in to 5.22 into bay x 3.65)



with lift to first floor, laminate floor, radiator, textured and coved ceiling and Hardwood double glazed Bow window to front.

Dining Room

15'3" x 12'3" (4.66 x 3.75)



with dado rail, radiator, textured and coved ceiling and Hardwood double glazed window to front.

Lounge

18'10" x 15'9" (5.75 x 4.82)



with marble fireplace, 2 wall lights, radiator, textured and coved ceiling and uPVC double glazed window to side and Patio doors to rear.

Kitchen/Diner

14'6" x 18'0" (4.43 x 5.50)



with range of fitted base and wall units, display cabinets, single bowl single drainer sink unit with monobloc tap, 4 ring gas hob with extractor over and oven under, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear and door to Conservatory.

Conservatory

10'6" x 15'11" (3.21 x 4.86)



Wet Room

6'10" x 8'7" (2.09 x 2.62)



with tiled floor, polycarbonate roof and with low level flush WC, pedestal wash doors to side.

L Shape Utility

7'1" inc to 14'8" x 3'2" inc to 12'4" (2.18 inc to 4.49 x 0.99 inc to 3.76)



with range of fitted base units, stainless steel single drainer sink unit, plumbing for automatic washing machine, free standing boiler providing domestic hot water and central heating, tiled floor, radiator, textured window and door to rear.

uPVC double glazed windows and French hand basin, mains shower, radiator, tiled walls, textured and coved ceiling and uPVC double glazed window to side.

First Floor

Landing

with radiator, textured and coved ceiling and Hardwood double glazed window to front.

Through Room

14'0" x 11'11" (4.28 x 3.65)



and coved ceiling and uPVC double glazed with fitted wardrobes, lift access, radiator, textured and coved ceiling and Hardwood double glazed window to front.

Bedroom

16'7" x 15'8" (5.07 x 4.79)



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

Bedroom 2

13'9" x 15'1" (4.21 x 4.60)



with fitted wardrobes, radiator, textured and uPVC double glazed window to rear. coved ceiling and Hardwood double glazed window to front.

Bedroom 3

14'6" x 12'9" (4.43 x 3.90)



with fitted wardrobes, eaves storage, with radiator, textured and coved ceiling and

Bedroom 4

14'3" x 11'9" (4.35 x 3.60)



with radiator, textured and coved ceiling and

Bathroom

10'7" x 8'11" (3.25 x 2.73)



Leave Ammanford on High Street and at the junction turn right then left into Maesquarre Road. At the crossroads turn left into Wernoleu Road, proceed up the hill and the property can be found on the right hand side, identified by our For Sale board.

with low level flush WC, pedestal wash hand basin, corner panelled bath with shower attachment taps, shower cubicle with electric shower, part tiled walls, shaver point, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside





with lawned garden and mature trees and shrubs to front, tarmac drive for 3/4 cars, side access either side of the property to rear garden with gravelled area, lawned garden, pond, mature shrubs and trees, outbuilding and steps down to river.

Services

Mains gas, electricity, water and drainage.

Council Tax

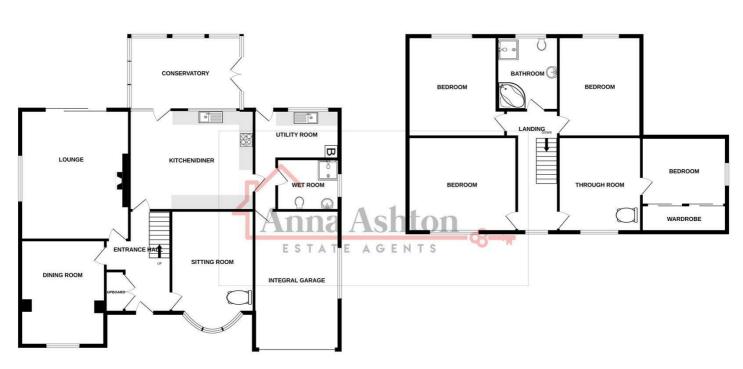
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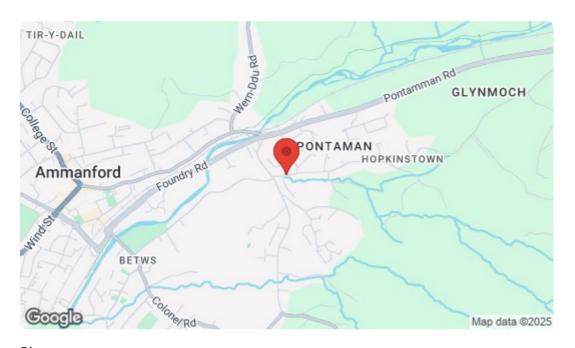
All internal photographs are taken with a wide angle lens.

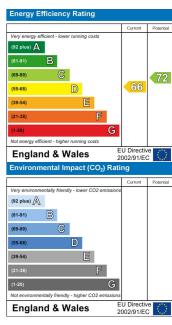
Directions

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 guaranter as to their operability or efficiency can be given.





Please note:

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