



**42 Heol Y Mynydd
Garnswllt
Ammanford
Carmarthenshire.
SA18 2RY**

Price **£540,000**



- Four bed detached bungalow smallholding
- Kitchen, utility
- Dining area, living area
- Bathroom, WC
- Upvc glazing
- LPG fired central heating
- Ample off road parking
- Outbuildings
- Paddocks

• Set in approximately 9 acres
General Description

We have the pleasure in offering for sale this four bedroom detached bungalow small holding, set in approximately 9 acres with a range of outbuildings and paddocks. The property is located in a rural setting, only 2 1/2 miles from Ammanford town centre and its amenities.



EPC Rating: D55

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Heol Y Mynydd, Garnswllt, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom detached bungalow small holding, set in approximately 9 acres with a range of outbuildings and paddocks. The property is located in a rural setting, only 2 1/2 miles from Ammanford town centre and its amenities including banking, primary schools, secondary schools, shops, restaurants, public houses, leisure centre, places of worship, railway station and bus station.

The accommodation briefly comprises kitchen, utility, dining area, living area, bathroom, WC and four bedrooms.

The property benefits from upvc glazing, under floor heating, LPG fired central heating, front and rear gardens, ample off road parking, outbuildings and paddocks.

Viewing is highly recommended.

Upvc glazed door to

Hallway

Tiled flooring, under floor heating, hard wired smoke alarm, hatch to roof space, airing cupboard.

W.C. (5' 10" x 3' 5") or (1.77m x 1.04m)

Upvc glazed window to side, tiled flooring, under floor heating, extractor fan, wash hand basin in unit, close coupled WC.

Utility

Tiled flooring, under floor heating, fitted base unit, work surface, plumbing for automatic washing machine and tumble dryer, under floor heating control centre.

Kitchen (16' 3" x 12' 4") or (4.95m x 3.77m)

Upvc glazed door to rear, upvc glazed windows to side and rear, tiled flooring, under floor heating, extractor fan, hard wired smoke alarm, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated double oven, hob with extractor fan over, integrated fridge-freezer, integrated dishwasher.

Dining Area (16' 9" x 9' 8") or (5.11m x 2.95m)

Upvc glazed sliding doors to side and rear, upvc glazed window to side, tiled flooring, under floor heating.

Lounge Area (16' 1" x 9' 8") or (4.89m x 2.95m)

Upvc glazed window to side, tiled flooring, under floor heating, TV points.

Bedroom 1 (13' 3" x 11' 7") or (4.03m x 3.52m)

Upvc glazed window to front, tiled floor, under floor heating, fitted wardrobes, TV points.

Bedroom 2 (14' 2" Max x 9' 5") or (4.33m Max x 2.87m)

Upvc glazed window to front, tiled flooring, under floor heating.

Bedroom 3 (13' 0" x 8' 6") or (3.97m x 2.58m)

Upvc glazed window to side, tiled flooring, under floor heating.

Bedroom 4 (10' 9" Max x 7' 1") or (3.28m Max x 2.17m)

Upvc glazed window to side, tiled flooring, under floor heating, TV points.

Bathroom (10' 8" x 6' 6") or (3.26m x 1.99m)

Upvc glazed window to side, tiled flooring, under floor heating, extractor fan, towel radiator, part tiled walls, bath, shower cubicle, pedestal wash hand basin, close coupled WC.

Heol Y Mynydd, Garnswllt, Ammanford, Carmarthenshire.

Outside

Lawned gardens to front. Driveway to side for ample parking, with gravelled courtyard and track to outbuildings and paddocks. Covered paved area to rear. Decked seating area to rear with views to the surrounding countryside. LPG tank.

Approximately 9 acres in total surrounding the house including accommodation land.

The vendor has made us aware that they will be spraying the reeds on the land.

Barn 1 (32' 3" x 29' 6") or (9.84m x 9.00m)

Door to rear, electricity, water, pit, bike rack.

Kennels

Snug (12' 9" x 11' 6") or (3.88m x 3.50m)

Multi fuel burner, electricity, tin roof.

Tack Room (12' 10" x 10' 1") or (3.90m x 3.07m)

Electricity, tin roof.

Former Cowshed (13' 2" x 11' 3") or (4.02m x 3.42m)

Electricity, water, tin roof.

Chicken coop (10' 4" x 7' 1") or (3.14m x 2.16m)

Duck coop (10' 9" x 6' 7") or (3.27m x 2.0m)

Food store (16' 5" x 9' 11") or (5.0m x 3.02m)

Dutch Barn

Separated into two stables, as below:

Stable 1 (18' 0" x 10' 5") or (5.48m x 3.18m)

Stable 2 (14' 10" x 11' 5") or (4.53m x 3.48m)

Open Fronted Barn (29' 10" x 15' 3") or (9.10m x 4.64m)

Electricity, water.

Barn 3

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

Plans, Areas, Schedules, Measurements

A copy of the plan is attached for identification purposes only . The purchasers shall be deemed to have satisfied themselves as to the description of the property . Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Health & Safety

Given the potential hazards of rural property we ask you to be as vigilant as possible for your own safety when making your inspection.

Broadband and Mobile phone

There is Ultrafast broadband available in this area. There is mobile coverage in this area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on Wind Street and turn left towards Tesco at the traffic lights. Continue left on the Tesco roundabout right on the next roundabout over the bridge and into Betws. Follow the road around to the right into Betws Road and continue for a further mile to the village of Garnswllt. Continue through Heol Y Garn, turning left at the junction into Heol y Mynydd, where the bungalow can be found on the right hand side.

