Anna Ashton
ESTATE AGENTS









Glynderi Thornhill Road, Cwmgwili, Llanelli, SA14 6PT

Offers in the region of £550,000

- Large Detached bungalow
- uPVC double glazing
- Oil central heating
- Integral garage
- Front and back gardens
- 5 Bedrooms one with ensuite and dressing room
- Solar panels
- Off road parking
- 3 acres of garden

Ground floor
with uPVC double glazed door leading to

Porch
with uPVC double glazed windows and door leading to

Entrance hall
with two radiators, coved ceiling, airing cupboard and storage cupboard.

Lounge
22'4" x 16'10" (6.81 x 5.15)



with feature fireplace, two radiators, coved ceiling and uPVC double glazed bifold doors to rear.

Kitchen/Dining room
21'2" x 24'7" (6.47 x 7.50)



Fitted with a range of base units, one and half bowl sink unit with mixer taps,5 ring gas hob with extractor over, integrated oven, set in granite work surfaces, island with cupboards under, heat exchange unit, radiator, Oak floor, part tiled walls, uPVC double glazed bifold doors to rear and window to side.

Pantry
8'8" x 6'2" (2.66 x 1.88)



with base fitted units, tiled floor, coved ceiling and uPVC double glazed window to rear

Utility
8'9" x 9'1" (2.67 x 2.78)



with stainless steel single bowl sink unit with mixer taps, coat hooks, plumbing for automatic washing machine, hatch to roof space, tiled floor, heated towel rail and uPVC double glazed window and door to rear.

Shower room
8'9" x 3'4" (2.67 x 1.02)



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

Master Bedroom
15'6" x 11'11" (4.73 x 3.64)



with radiator, textured and coved ceiling, built in wardrobes and uPVC double glazed window to front.

Dressing room
8'1" x 6'4" (2.47 x 1.94)



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

Ensuite
8'1" x 4'9" (2.47 x 1.45)



with low level flush WC, vanity wash hand basin, shower enclosure with mains shower, part tiled walls, heated towel rail and uPVC double glazed window to rear.

Bedroom 2
12'7" x 10'4" (3.86 x 3.17)



with radiator, coved ceiling and uPVC double glazed widow to front

Bedroom 3
12'7" x 10'4" (3.86 x 3.16)



with radiator, coved ceiling and uPVC double glazed window to front

Bedroom 4
7'1" x 9'9" (2.16 x 2.99)



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

Bedroom 5
10'11" x 11'11" (3.33 x 3.65)



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

Bathroom
12'5" red to 9'8" x 9'8" (3.79 red to 2.96 x 2.96)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, part tiled walls, tiled floor, heated towel rail and uPVC double glazed window to rear.

Integral Garage
17'11" x 19'8" (5.47 x 6.00)
with an up and over door

Outside





with large driveway for numerous cars, lawned area with mature shrubs and trees to front.
Side access leading to rear garden with 3 acres of garden with lawned area, pond and woodlands, paved patio with covered area, greenhouse, log store shed and wooden shed.

Material Information
UTILITIES:

Electricity Supply: 14 pv Solar Panels feeding into grid
Water Supply:Mains
Sewerage:Mains
Heating:Oil
Solar water panels on roof connected to hot water tank

Broad Band Speed: Download- 30Mbps, Upload- 5Mbps
Mobile coverage: EE 80%, Three 78%, Vodafone 77%, O2 60%

ISSUES WITH POTENTIAL IMPACT:

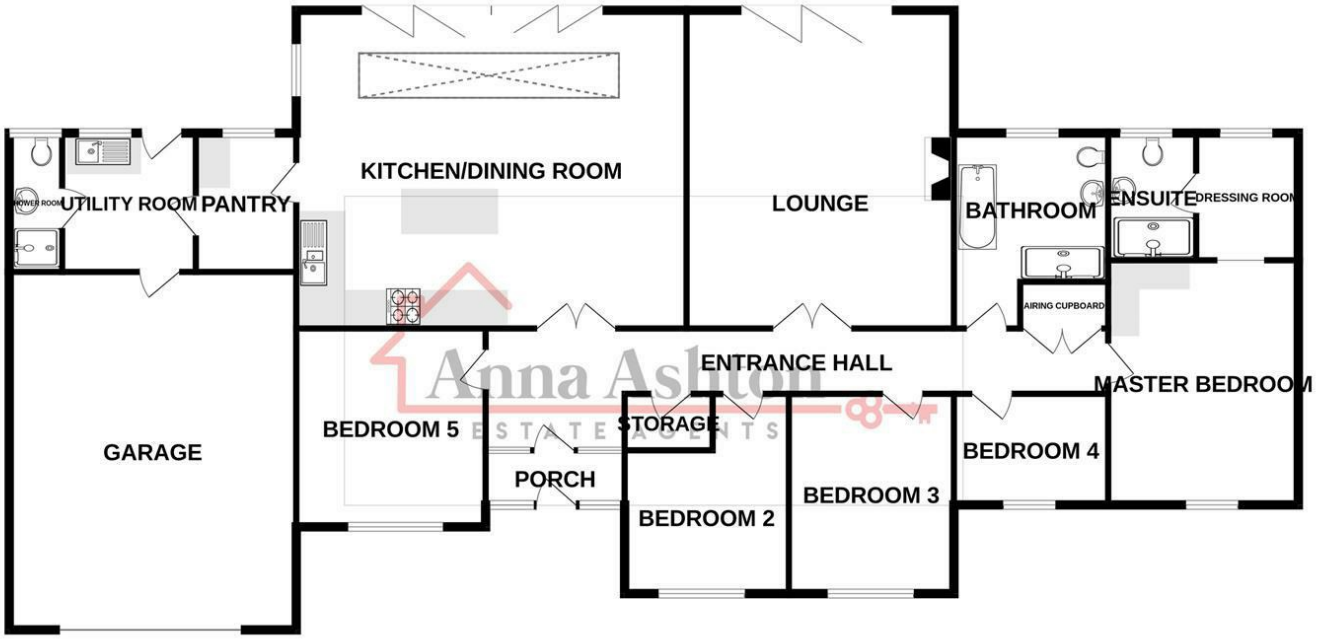
Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Low risk
Rights and Easements:
Restrictions:

NOTE
All internal photographs are taken with a wide angle lens.

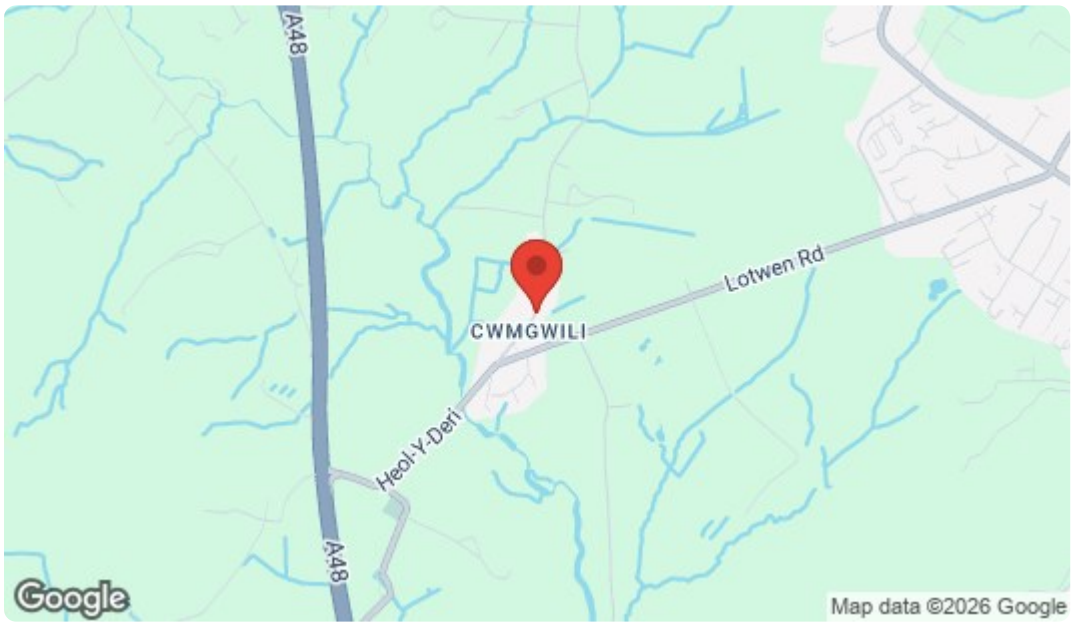
Council Tax
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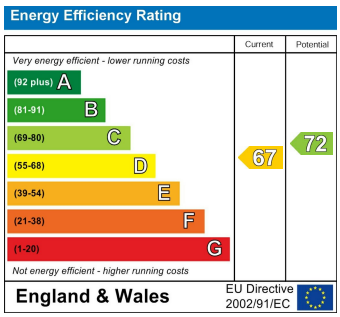
Directions
Leave Ammanford on College Street then turn third left into Station Road. Turn second right and continue over the level crossing and travel for approximately 3 miles to the village of Capel Hendre. Proceed straight over the crossroads towards Cwmgwili. After approximately 1 mile, turn right and continue up the hill and the property can be found on the left hand side, identified by our For Sale board.

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