



2 Mountain Grove Wernoleu Road, Ammanford, Ammanford, SA18

Offers in the region of £450,000

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)



with tiled floor, polycarbonate roof and uPVC double glazed windows and French 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 and covered ceiling and uPVC double glazed window and door to rear.

Wet Room

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



with low level flush WC, pedestal wash hand basin, mains shower, radiator, tiled walls, textured and covered ceiling and uPVC double glazed window to side.

First Floor

Landing

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

Through Room

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



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

Bedroom

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



with fitted wardrobes, eaves storage, radiator, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 2

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



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

Bedroom 3

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



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

Bedroom 4

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



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

Bathroom

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



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.

Council Tax

Band F

NOTE

All internal photographs are taken with a wide angle lens.

Directions

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.

Material Information

UTILITES:

Electricity Supply: mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains

Broad Band Speed: Download 1800 Mbps

Upload 220 Mbps

Mobile coverage: Vodafone 79% EE 78%

Three 665 O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooring from river- very low risk, flooding from surface water and small watercourses- very low risk

Rights and Easements: none

Restrictions: none

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			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(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.