

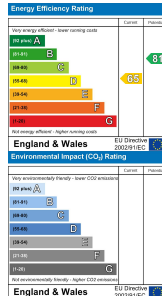


36 Folland Road, Glanamman, Ammanford, Carmarthenshire, SA18 2BX

- Detached Bungalow
- Reception Room & Sun Room
- Front & Rear Landscaped Gardens
- Spacious Plot
- Viewing Highly Recommended
- Two/Three Bedrooms
- Recently Fitted Gas Boiler (Installed in 2024)
- Carport & Garage
- Charming Village Location
- EPC RATING D

Offers In Excess Of £260,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





An immaculately-presented two/three bedroom detached bungalow. Situated in Glanamman, an idyllic village about 4 miles from the main town of Ammanford and surrounded by natural beauty, with woodland behind the property and views of the valley opposite to the front,. Front and rear landscaped garden and ample off-street parking. EPC RATING D.

Accommodation comprises of : Hallway, lounge with log-burner, two/three bedrooms, family bathroom, modern kitchen and sun-room. Externally, set on a plot which measures 0.15 of an acre a landscaped frontage, spacious driveway which offers ample parking for an array of vehicles, car-port and garage. To the rear, several outbuildings and another landscaped garden over two tiers offering seating area, lawn, pond and vegetable patches.

The village itself offers excellent leisure facilities such as riverside walks, parks, recreational ground and the neighbouring village boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre although you will find a range of local shops, hairdressers, food takeaways, chemist and doctors surgery in the village.



..AGENTS VIEWING NOTES

GARAGE

HALLWAY

LOUNGE

BEDROOM 1

BEDROOM 2

BEDROOM 3/SITTING ROOM

SUN ROOM

FAMILY BATHROOM

KITCHEN



DIRECTIONS

From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanamman. Follow the signs for "Amman Valley Hospital" which is situated on "Folland Road". Continue past the hospital and the property is situated on your left, number 36.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.