



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band E

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

TAKE ON AJS/SC/0325/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



Muldenbury, 34 Folland Road, Glanamman, Carmarthenshire, SA18 2BX

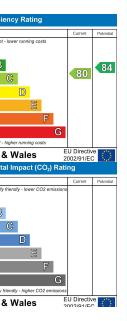
- Traditional, Detached Property with a Self Contained One Bedroom Annex
- Four/Five Bedrooms In Main House
- Downstairs Bathroom, Two En-suites & Shower Room In Main House
- Downstairs Wet-room & Upstairs Shower Room In Annex
- Multi-generational Living/ wheel chair friendly for main house & annex
- Driveway & Garage
- EPC RATING C. COUNCIL TAX BAND E.
- Separate Annex would suit home office/ studio or extended family stays
- Semi Rural/Village Location
- Country Views to front and rear

Offers In The Region Of £439,950

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****Experience the Charm and Versatility of Muldenbury!****
Located on enchanting Folland Road in Glanaman, this stunning four/five-bedroom home, complete with a separate one-bedroom annexe, is a must-see. Both living spaces are wheelchair accessible, featuring ramps and ground-floor showers, making them perfect for multi-generational living. Surrounded by the soothing sounds of nature and breathtaking valley views, Muldenbury is more than just a home—it's a sanctuary for nature lovers! With its spacious interior, this property exceeds all expectations. Call 01269 596659 today to arrange your viewing!

****Property Highlights:****

- Welcoming Hallway
- Inviting Lounge
- Modern Kitchen/Diner
- Functional Utility Room
- Study
- Stylish Downstairs Bathroom
- One/Two Bedrooms Downstairs (one with a wet room)
- Three Bedrooms Upstairs (one with en-suite)

****Annexe Features:****

- Spacious Lounge/Kitchen/Diner
- Downstairs Wet Room
- Cosy Bedroom with En-Suite

Set on a lovely plot, Muldenbury includes beautiful gardens, ample parking, a sizable garage, and a relaxing patio area. Glanaman offers excellent leisure facilities, including scenic riverside walks and a modern primary school. Ammanford's shopping centre is nearby, along with local shops, hairdressers, and eateries. Don't miss this opportunity—discover the comfort and beauty of Muldenbury today!



..AGENTS VIEWING NOTES

ENTRANCE HALLWAY

LOUNGE

STUDY/OFFICE

INNER HALLWAY

KITCHEN/DINER

UTILITY ROOM

BATHROOM

BEDROOM 2

EN-SUITE WET ROOM

BEDROOM 3

LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 4

SHOWER ROOM

BEDROOM 5

ANNEX :

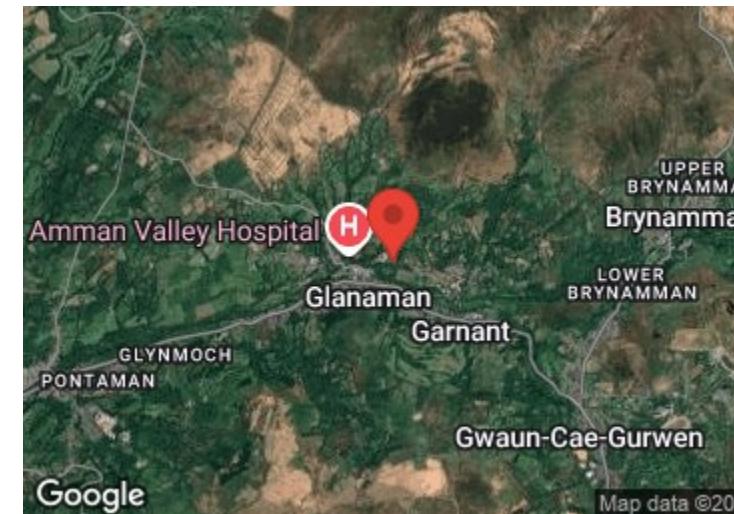
LOUNGE/KITCHEN/DINER

WET ROOM

BEDROOM

EN-SUITE SHOWER ROOM

GARAGE



DIRECTIONS

From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanaman. 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 34.

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