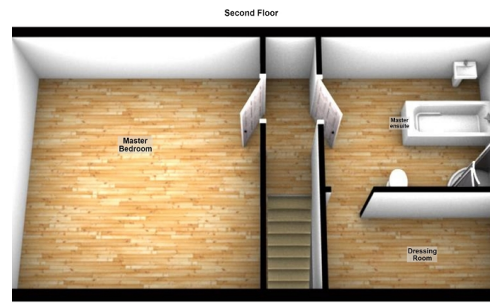
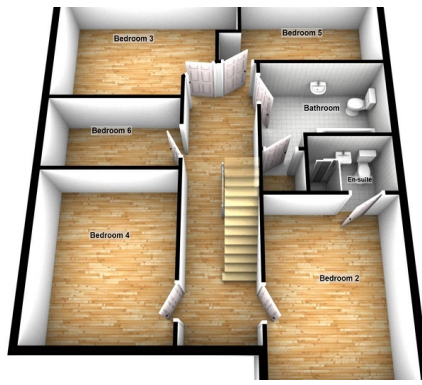
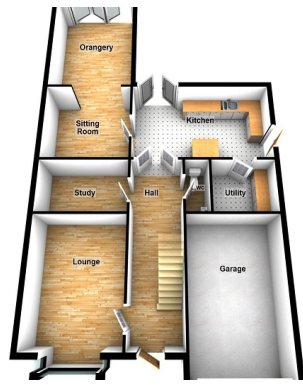




**Chartered Surveyor, Valuers,
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**19 Pantyblodau Road
Blaenau
Ammanford
Carmarthenshire
SA18 3BX**

Price £480,000



- Substantial 6 bedroom property
- Lounge, study
- Kitchen/ diner, sitting room, orangery
- Bathroom, WC & two ensembles
- Upvc glazing
- Oil fired central heating
- Garage
- Driveway
- Rear garden

General Description

We have the pleasure of offering for sale this substantial six bedroom detached property in the village of Blaenau, close to local amenities including primary school, post office and 3 miles from Ammanford town centre with further amenities.



EPC Rating: B88



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

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Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Pantyblodau Road, Blaenau, Ammanford, Carmarthenshire.

Property Description

We have the pleasure of offering for sale this substantial six bedroom detached property in the village of Blaenau, close to local amenities including primary school, post office and 3 miles from Ammanford town centre with further amenities including high street shops, restaurants, public houses, secondary school, bus station and train station. The property is approximately 5 miles from Pontabraham junction for the M4.

The accommodation briefly comprises hallway, lounge, study, kitchen/ diner, sitting room, orangey, WC, first floor landing, bathroom and five bedrooms, one with an ensuite, second floor landing, master bedroom, master ensuite & dressing room.

The property benefits from Upvc glazing, oil fired central heating, solar panels with battery storage, driveway for parking, garage and a low maintenance rear garden with views to the surrounding countryside.

Upvc glazed door to

Hallway

Radiator, coved ceiling, laminate flooring, stairs to first floor, under stair storage, hard wired smoke alarm.

Lounge (18' 8" x 11' 3") or (5.69m x 3.43m)

Upvc glazed box window to front, radiator, coved ceiling, TV point, telephone point, hard wired smoke alarm.

Study (11' 3" x 5' 6") or (3.42m x 1.67m)

Upvc glazed window to side, radiator, coved ceiling, laminate flooring, TV point.

W.C. (4' 11" x 3' 0") or (1.49m x 0.91m)

Radiator, coved ceiling, laminate flooring, close coupled WC, pedestal wash hand basin, extractor fan.

Kitchen/Diner (17' 7" x 10' 4") or (5.35m x 3.16m)

Upvc glazed patio doors to rear, Upvc glazed stable door to side, Upvc glazed window to rear, radiator, coved ceiling, ten down lights, hard wired smoke alarm, tiled floor, fitted wall and base units, work surface, tiled back splash, 1 1/2 bowl stainless steel sink unit, oven, island with electric hob and extractor fan over, integrated dishwasher.

Utility Room (7' 10" x 4' 10") or (2.40m x 1.48m)

Upvc glazed window to side, coved ceiling, hard wired smoke alarm, work surface, tiled splash back, plumbing for automatic washing machine, extractor fan.

Sitting Room (11' 3" x 8' 6") or (3.42m x 2.58m)

Radiator, coved ceiling, laminate flooring, TV point.

Orangery (11' 4" x 10' 5") or (3.46m x 3.17m)

Upvc glazed bifold doors to rear, two Upvc triple glazed windows to side, Upvc glazed roof (all mirrored), eight down lights, under floor heating.

Landing

Upvc glazed window to front, coved ceiling, two hard wired smoke alarms, radiator, stairs to second floor.

Bathroom (11' 3" x 6' 1") or (3.42m x 1.85m)

Upvc glazed window to side, radiator, coved ceiling, four down lights, tiled walls, laminate flooring, close coupled WC, pedestal wash hand basin, bath with shower over, airing cupboard housing hot water tank which is heated by the solar panels.

Pantyblodau Road, Blaenau, Ammanford, Carmarthenshire.

Bedroom 5 (15' 3" Max x 8' 1") or (4.65m Max x 2.47m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 3 (13' 7" x 11' 5") or (4.13m x 3.49m)

Upvc glazed window to rear, radiator, coved ceiling, storage space.

Bedroom 6 (10' 10" x 7' 1") or (3.31m x 2.15m)

Upvc glazed window to side, radiator, coved ceiling.

Bedroom 4 (11' 5" x 10' 7") or (3.47m x 3.22m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 2 (13' 8" x 11' 3") or (4.17m x 3.43m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 2 En-Suite (5' 2" x 3' 10") or (1.58m x 1.17m)

Upvc glazed window to side, radiator, coved ceiling, two down lights, tiled walls, laminate flooring, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan.

Second Floor Landing

Skylight, hard wired smoke alarm, hatch to roof space.

Master Bedroom (16' 4" x 13' 11") or (4.97m x 4.25m)

Skylights, radiator, eaves storage.

Master bedroom En-Suite (11' 4" x 9' 11") or (3.45m x 3.02m)

Skylight, radiator, eaves storage, close coupled WC, wash hand basin in unit, bath with shower tap, quadrant shower cubicle with waterfall shower head, part tiled walls, part Respatex walls, extractor fan.

Walk in wardrobe

Radiator, fitted storage units.

Outside

Maintained gravelled driveway to front providing convenient off-road parking.

A pergola creates an inviting patio seating area immediately to the rear.

Steps lead up to a low-maintenance gravelled garden.

A dedicated circular patio seating area positioned to take full advantage of the picturesque views of the surrounding countryside.

Discreetly housed oil tank.

Solar panels with battery storage.

Garage

Up and over door to front.

Boiler controlling domestic hot water and central heating.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

F

Directions

Leave Ammanford on College street turning left into Station Road and right into Dyffryn Road. Continue along Dyffryn Road, taking a right onto Saron Road. Take a left at the junction onto Penygroes Road and then left again onto Pantyblodau Road where the property can be found on the left hand side.

