



House with Annexe (EPC Rating: D)

**CWMAMMAN ROAD, GLANAMMAN,
AMMANFORD, SA18 2AN**

Asking Price

£465,000

THOMAS
& THOMAS
estate agents

4 2 4 D

4 Bedroom House with Annexe located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Exceptional, Spacious Four Bedroom Detached home with an added bonus of a detached two bedroom annexe offering multigenerational living. The property is located within the small village of Glanamman, with Ammanford Town Centre just 3 miles away offering shopping, leisure facilities, schools and good transport links with the M4 Motorway just 6 miles away at Junction 49. The property is set back off the road and surrounded by scenic views to open countryside and accessed via metal gates which lead to a well maintained front lawn, driveway for several vehicles and detached double garage and a annexe. The accommodation comprises, entrance hall, study, lounge, conservatory, second lounge, dining room, kitchen, utility room and cloakroom on the ground floor with a Master Bedroom with en-suite, walk-in wardrobe and balcony, 3 additional bedrooms and family bathroom on first floor. Externally there are well maintained front and rear garden areas and patio area ideal for outside dining. The property benefits from Gas Central Heating and uPVC Double Glazing. Property sits on a plot of approximately 0.3 acres.

Freehold. Council Tax Band - E. EPC-D67.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE INCREDIBLE SPACE AND FLEXABILITY THE PROPERTY HAS TO OFFER.

Ground Floor

With front entrance door leading into...

Entrance Hall

With stairs to first floor, under stairs storage, radiator and laminate flooring.

Study/ Office

2.41 x 2.36 (7'10" x 7'8")

With radiator, laminate floor and uPVC window to the front.

Cloakroom

With low level flush WC, vanity wash hand basin, radiator, laminate flooring and part tiled walls.

Lounge

3.73 x 3.33 (12'2" x 10'11")

With Xcite designer radiator, feature log burning stove, laminate flooring and opening into...

Conservatory

3.64 x 3.5 (11'11" x 11'5")

With under floor heating, one third brick and remaining uPVC glass windows with glass roof, tiled floor and French double doors leading to the sun decking area.

Lounge 2

4.1 x 4.07 (13'5" x 13'4")

With double flat panel radiator, feature fireplace with electric inset, laminate flooring, two pane sliding patio door and opening into...

Dining Room

5.78 x 2.51 (18'11" x 8'2")

With radiator, laminate flooring, uPVC window to the front and two pane sliding doors to rear.

Kitchen

3.69 x 2.84 (12'1" x 9'3")

With a range of fitted base and wall units, granite one

and a half bowl black sink unit with mixer taps, 4 ring hob with electric fan oven below and extractor above, part tiled walls, tiled flooring, radiator, uPVC window to the front, door leading to side and hallway, opening into:

Utility Room

2.28 x 1.67 (7'5" x 5'5")

With radiator, plumbing for washing machine/dish washer, space for tumble dryer, space for American style fridge/freezer, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled flooring and uPVC window to the front.

First Floor

Landing

With hatch to roof space and large airing cupboard.

Master Bedroom

4.31 x 3.29 (14'1" x 10'9")

With built-in wardrobes, walk-in closet (1.64 x 2.41), patio doors leading to balcony overlooking fine countryside views and ideal with a morning coffee, radiator and textured ceiling.

En-Suite

With low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, extractor fan, radiator and obscure glass uPVC window to the front of the property.

Bedroom 2

3.60 x 2.55 (11'9" x 8'4")

With radiator, textured ceiling and window the front of the property.

Bedroom 3

3.28 x 2.59 (10'9" x 8'5")

With radiator, textured ceiling and window to the rear of the property.



Bedroom 4

2.86 x 2.32 (9'4" x 7'7")

With radiator, textured ceiling and window to the front of the property.

Family Bathroom

2.47 x 2.80 (8'1" x 9'2")

With low level flush WC, pedestal wash hand basin, panelled corner bath, corner shower cubicle, heated towel rail, tiled floor and window to the rear of the property.

Annexe

uPVC double glazing & electric central heating.

Ground Floor

Open Plan Kitchen with Dining Area

4.13 x 3.62 (13'6" x 11'10")

With a range of fitted base and wall units, stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, radiator, uPVC window and door to the side.

Shower Room

2.88 x 1.76 (9'5" x 5'9")

With low level flush WC, pedestal wash hand basin, shower cubicle with mains electric, extractor fan, heated towel rail, part tiled walls and laminate floor.

First Floor

Bedroom 1

5.35 x 4.88 (17'6" x 16'0")

With radiator, fitted cupboard, spotlights and two Velux windows.

Bedroom 2

4.33 x 4.88 (14'2" x 16'0")

With radiator, spotlights and Velux window.

External

Front: There is a large driveway for multiple vehicles accessed via metal gates leading to well maintained lawn area and front entrance door.

Rear: With rear lawned area, decking area ideal for summer outside dining, patio area, detached double garage (7.15 x 7.15m (23'5" x 23'5")) with electric roller door and a two bedroom annexe with a further out building with power and light connected (7 x 4.7m (22'11" x 15'5")) ideal for a workshop or games room.

Property sits on a plot of approximately 0.3 acres.

Council Tax

Band - E

Services

Mains gas, electricity, water and drainage.



Tenure

Freehold

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

Viewings

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

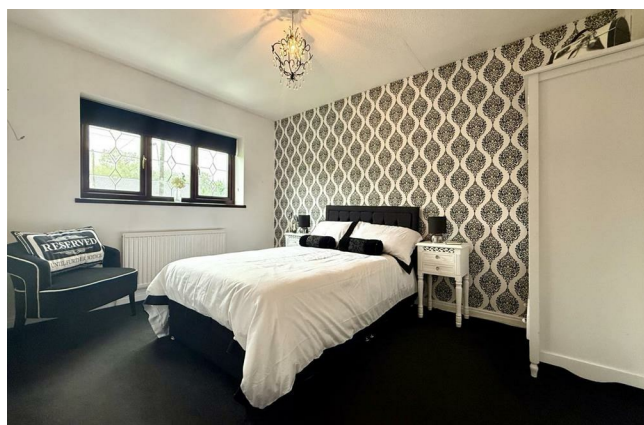
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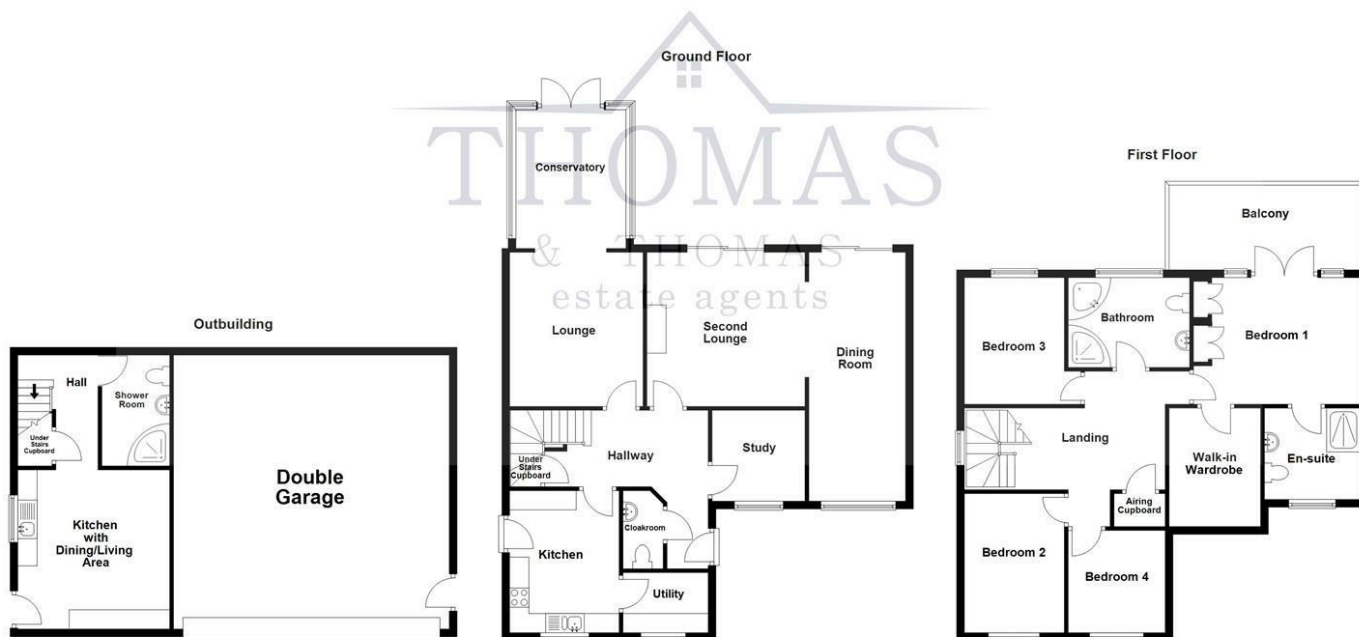
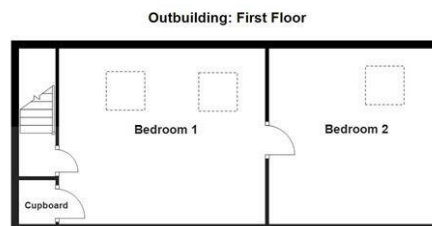
Directions

Leave Ammanford along College Street, turn left at the traffic lights and continue along High Street until you reach a T Junction, turn left at the junction and continue on Pontamman Road, just after the closed Framers Arms in Glanamman the property can be located and identified by our For Sale Board.





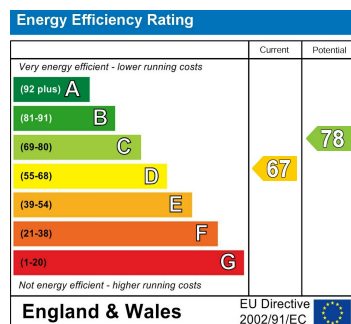
THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,
CARMARTHENSHIRE, SA18 3AB



Council Tax Band

E

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

