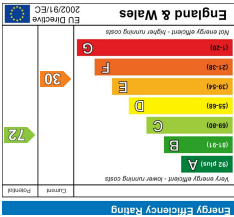


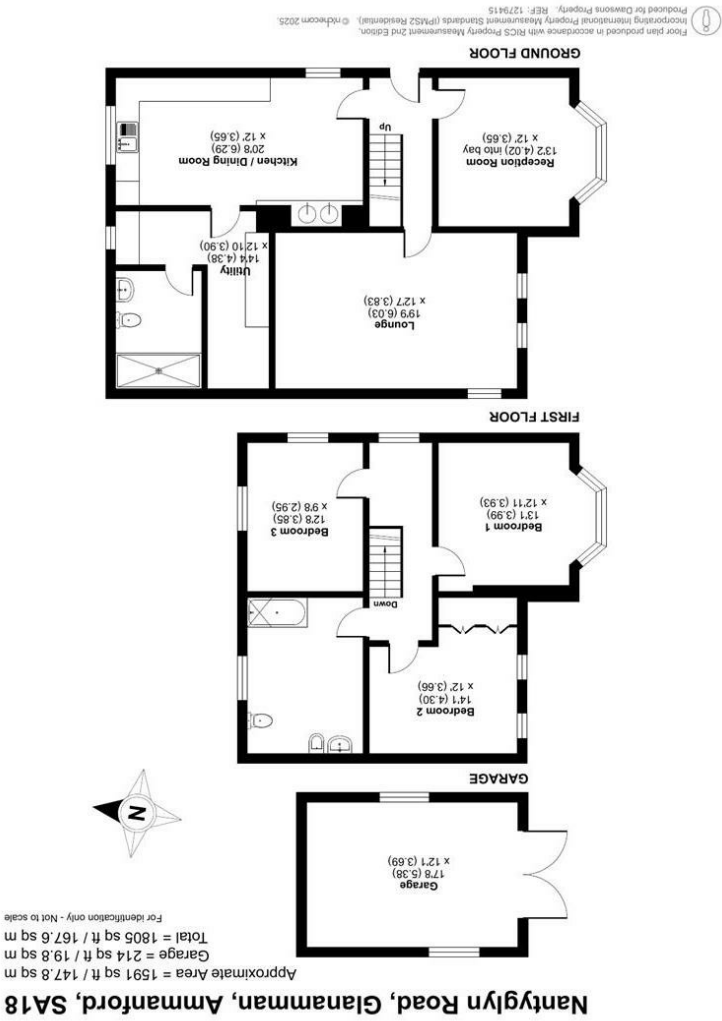
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



Nantglyn Road

Glanamman, Ammanford, SA18 2YT

Offers Around £300,000

3

2

2

F



GENERAL INFORMATION

Situated in the tranquil setting of Nantyglyn Road, this charming detached property presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three generously sized double bedrooms, this property is designed to accommodate family living with ease.

Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, featuring a convenient downstairs shower room, alongside an upstairs family bathroom, ensuring ample facilities for all members of the household.

The property is set within a generous plot, offering large front and rear gardens that provide a wonderful outdoor space for children to play or for hosting summer gatherings. The gardens are a blank canvas, ready for your personal touch, whether you envision a vibrant flower garden or a serene outdoor retreat. For those with vehicles, the property includes a driveway that can accommodate several cars, along with a garage located at the rear, providing additional storage or workshop space.

This delightful home is situated in a rural location, offering a peaceful lifestyle while still being within reach of local amenities. Do not miss the chance to make this wonderful property your new family home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room  
13'2" into bay x 11'11" (4.02m into bay x 3.65m )

Lounge  
19'9" x 12'6" (6.03m x 3.83m )

Kitchen/Dining Room  
20'7" x 11'11" (6.29m x 3.65m )

Utility  
14'4" x 12'9" (4.38m x 3.90m )

Shower Room

First Floor



Landing

Bedroom 1  
13'1" x 12'10" (3.99m x 3.93m )

Bedroom 2  
14'1" x 12'0" (4.30m x 3.66m )

Bedroom 3  
12'7" x 9'8" (3.85m x 2.95m )

Family Bathroom

Parking

Garage and Driveway

Council Tax Band = D

EPC = F

Tenure

Leasehold - Terms of lease - 999 years. Years remaining 884 years. Ground rent £0.00, Annual Service £0.00

Services

Vendor advises:  
Heating System - Oil  
Mains gas, electricity, sewerage and water (Welsh Water)  
Broadband - The current supplier is Sky (ADSL)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

