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Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Milo
Llandybie
Ammanford
Carmarthenshire.

Price **£323,500**











- Four-bedroom bungalow
- Three bedrooms on the ground floor
- One bedroom on the first floor
- Principal bedroom with en-suite wet room
- Detached garage
- Flexible and versatile accommodation
- Good access to the M4 motorway

General Description

EPC Rating: C69

An appealing property offering flexible accommodation, outdoor space and convenient road links. Viewing is highly recommended to appreciate all that this home has to offer.

Milo, Llandybie, Ammanford, Carmarthenshire.

Property Description

Golwg Y Nant is a spacious and versatile four-bedroom bungalow, situated in a convenient location, offering flexible accommodation together with a detached garage and a good-sized garden.

The property benefits from a principal bedroom with an en-suite wet room, while a further bedroom is located on the first floor, providing additional flexibility for family members, guests or those requiring a home office.

The accommodation offers potential to suit a variety of buyers, whether seeking a family home or a property with adaptable living space.

Externally, the property enjoys a good-sized garden, providing space for outdoor relaxation, gardening and entertaining. A detached garage provides useful additional storage and parking potential.

The location offers access to the surrounding Carmarthenshire countryside, with good access to the M4 motorway, making the property a convenient option for commuters travelling further afield.

Double Glazed Door

to:

Reception Hall

With stairs to first floor bedroom. Radiator, double glazed window to front, cloak cupboard with double doors and coat hooks.

Bedroom 1 (12' 0" x 14' 7" Max) or (3.65m x 4.44m Max)

With double glazed window to front, radiator, TV and telephone point. Built in cupboard with hanging rail.

Principle Bedroom (12' 1" x 10' 1") or (3.68m x 3.07m)

With radiator, double glazed window to front, TV and telephone point. Two built in cupboards.

En Suite / Wet Room (6' 3" Min x 4' 4") or (1.91m Min x 1.31m)

Double glazed window, extractor fan and low level WC. Wash hand basin, electric shower, shaving point, radiator, part tiled and part respatex walls.

Wet Room (6' 3" x 5' 1") or (1.91m x 1.55m)

With radiator, pedestal wash hand basin and low level WC. Electric shower, part tiled and part respatex. Extractor fan and shaver point.

Bedroom 3 (12' 0" x 9' 3") or (3.65m x 2.81m)

With double window to rear, telephone point and radiator. Built in cupboard with handing rail and shelf.

Cloak Room (4' 10" x 3' 2" Min) or (1.47m x 0.96m Min)

1.94 max.
Extractor fan, low level WC, pedestal wash hand basin and part tiled walls.

Milo, Llandybie, Ammanford, Carmarthenshire.

Kitchen / Breakfast Room (16' 0" x 9' 9") or (4.87m x 2.97m)

With wall, base and drawer units. Double glazed window and double glazed door to side. Stainless steel bowl and a half unit with mixer tap. Plumbing for washing machine and dishwasher, integrated oven and ceramic hob with extractor hood over. Part tiled walls.

Living Room (14' 8" x 20' 4") or (4.47m x 6.19m)

With two radiators, two double glazed windows and double glazed patio doors. Coved ceiling, feature electric fireplace and TV point.

First Floor

Landing

With access to eaves storage.

Bedroom 4 (18' 7" x 12' 8") or (5.67m x 3.86m)

With radiator and two velux windows.

EXTERNALLY

The property benefits from front and side tarmacadam areas, with an external oil-fired boiler, outside tap and exterior lighting. To the rear, the garden features a decked seating area, lawn, and a variety of mature shrubs and trees. A charming stream runs through the garden, crossed by a timber bridge, adding character and appeal to the outdoor space.

Detached Garage (21' 5" x 11' 7") or (6.54m x 3.52m)

With concrete floor, up and over door. Power and light.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The mobile signal is deemed good. Ultrafast broadband is available in this area.

Viewing

By appointment with the selling agents.

Services

Mains electricity, mains water, mains drainage and oil central heating.

Tenure

Freehold

Council Tax

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Directions

From our office head down Rhosmaen Street over the bridge into Ffairfach. Turn right at the traffic lights. Travel on this road for approx 4 miles and the property will be found on the right hand side.






