



**Maesneuadd  
Neuadd Road  
Garnant  
Ammanford  
West Glamorgan  
SA18 1UF**

**Offers in Excess of £464,000**

**bettermove**

# Neuadd Road Ammanford

Bettermove are proud to present this 4 bedroom detached house in the popular village location of Garnant.

The property benefits from double glazing, oil fired central heating throughout and has off street parking available via a spacious gated driveway that leads to the rear concrete paved courtyard that borders the stable block and workshops. The council tax band is C.

The interior of this impressive detached property comprises reception; dining room with bay window; Open plan living room with multi fuel stove; Equipped kitchen / breakfast nook; Household space; Spacious conservatory with excellent views; Self contained separate kitchen, open plan lounge and sitting room; Magnificent vaulted master suite with staircase to loft and luxurious bathroom; 3 other double bedrooms; Bathroom and separate cloakroom. Oil central heating. UPVC double glazing. The property is accessed from a spacious driveway which leads to a large enclosed courtyard around which all the buildings are situated. A grand stable block and general buildings open onto a grand sand school. Beautifully landscaped garden area with heated swimming pool, gym and summerhouse. Large level lawns and decorative gravel borders with many specimen trees and shrubs.

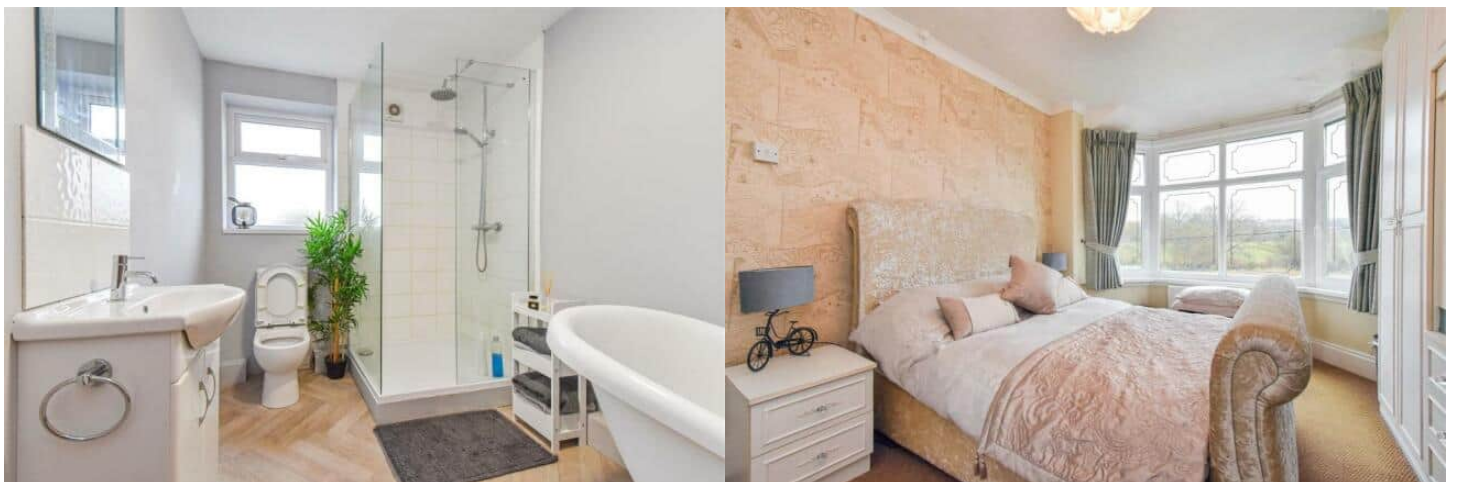
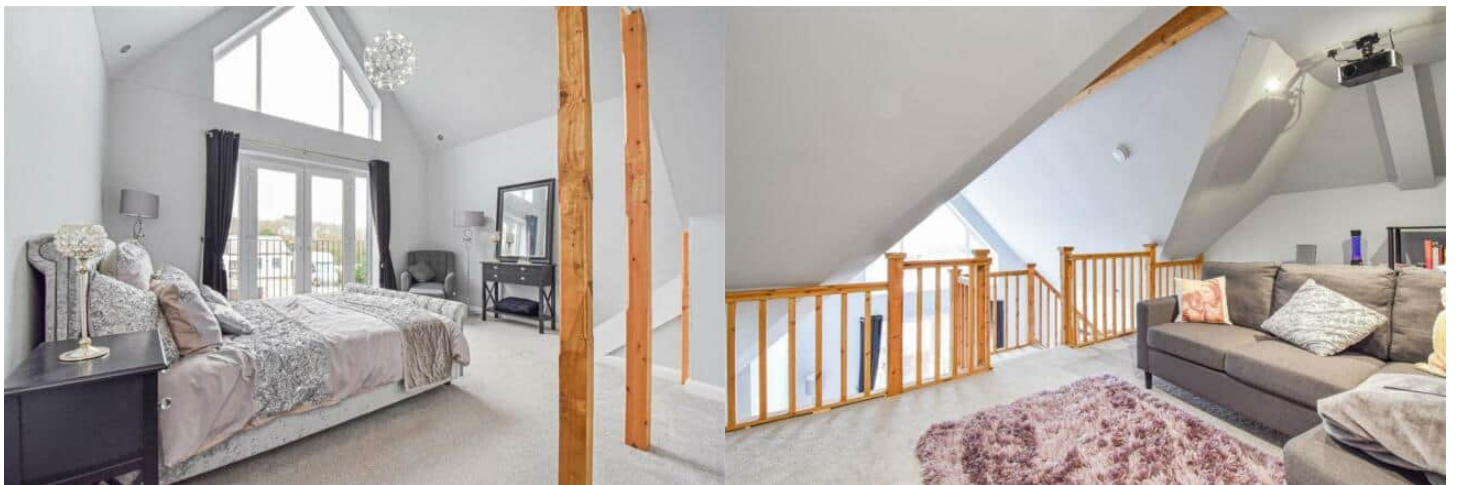
Located in the popular village of Garnant, it is approximately 4 miles from the Market town of Llandovery and 8 miles to Llandeilo.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







Total floor area 226.1 sq.m. (2,434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
 Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)