

New Build In Popular Location. Superb Open Plan Kitchen Dining & Sun Room Area with Separate Lounge. 4 Bedrooms With 2 En Suite. Good Sized Garden Area & Parking to Front.



76 Tirycoid Road, Glanamman, Ammanford, Carmarthenshire. SA18 2YF.

£300,000

R/5064/NT

High Efficiency rating for this superb new build property with cheaper daily running costs. Built by a long established builder, the property will have a superb open plan kitchen/ dining and sun room area. Separate lounge and utility room and 4 bedrooms with 2 en suite a lovely rural aspect to rear with views. Finished to an excellent standard of care and attention, the property will be suitable for family living or anyone wanting a stylish lifestyle. Central location within the lovely community of Glanamman.



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CARMARTHEN
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Location

A lovely village community within Glanamman it is on a bus route and offers excellent leisure amenities such as riverside walks, cycle path, recreational grounds, children's play area's and the neighbouring village of Garnant boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford (3 Miles) town centre however the village itself has a range of traditional shops to include mini-supermarket, hairdressers and beauty salon, chemist, Dr Surgery and Amman Valley Hospital, take-away's, public houses/ eateries and more. Situated on the edge of the Black Mountains and edge of The Bannau Brycheiniog mountain ranges with superb walks and bike trails.

House Build

The property will be finished to a high standard and specification. Rointa electric wall mounted heating. Solar panels to roof which will have a 3/4 Kw output. A certificate will be issued with Total Building Control and Global Homes Warranty. The floors will be tiled to the kitchen, dining, utility and hallway area including the bathrooms. Estimated finish will be end of March 2026. High efficiency ratings with low running costs for this superb family new build home.



Hallway

Staircase, WC and wash hand basin. doors to

Lounge

3.540m x 5.0m (11' 7" x 16' 5")

Utility

Utility

Kitchen Area

3.250m x 3.2m (10' 8" x 10' 6")

Dining Area

Sun Room

3.2m x 2.4m (10' 6" x 7' 10")

Landing

Bedroom 1 En Suite

4m x 3.8m (13' 1" x 12' 6")

En Suite

Bedroom 2

2.9m x 4m (9' 6" x 13' 1")

Bedroom 3

2.9m x 3.1m (9' 6" x 10' 2")

Bedroom 4 En Suite

4m x 4.9m (13' 1" x 16' 1")

En Suite

Externally

Front parking area and side pedestrian access to rear patio area and garden area beyond.

Services

We have been informed by the current vendor that the property benefits from mains water, solar and mains electric and mains drainage and double glazing/ electric heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

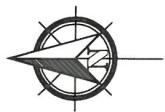
Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: TBC

Money laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations.

Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



CERTITHOMAS

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certithomas.plus.com

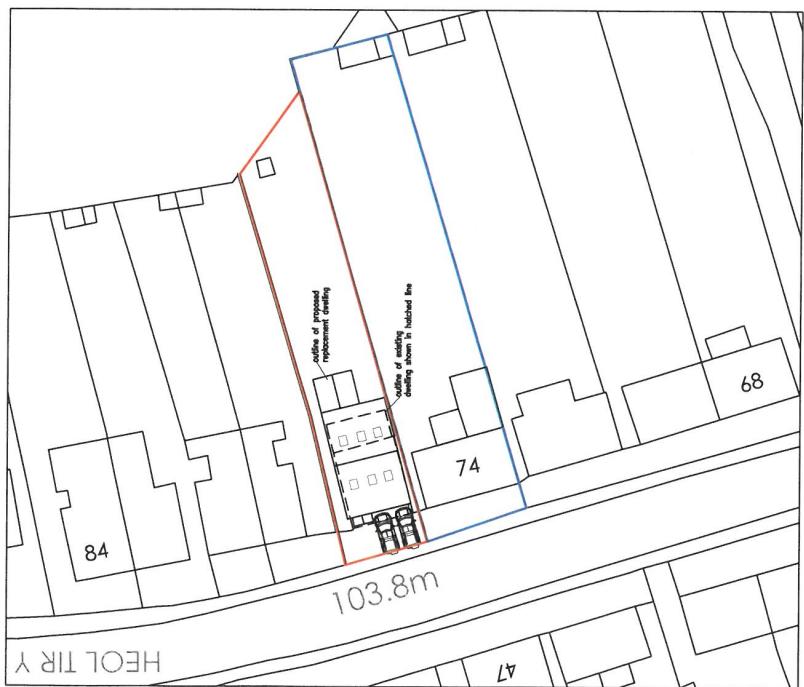
PROPOSED REPLACEMENT
DWELLING AT 76 TRCOED
RD, GLANAMMAN, AMMANFORD,
SA18 2YF

LOCATION PLANS

CTA456.203	1:500	1:500
PLANNING	1:500	1:500
CT	02-05-19	Original Size A3

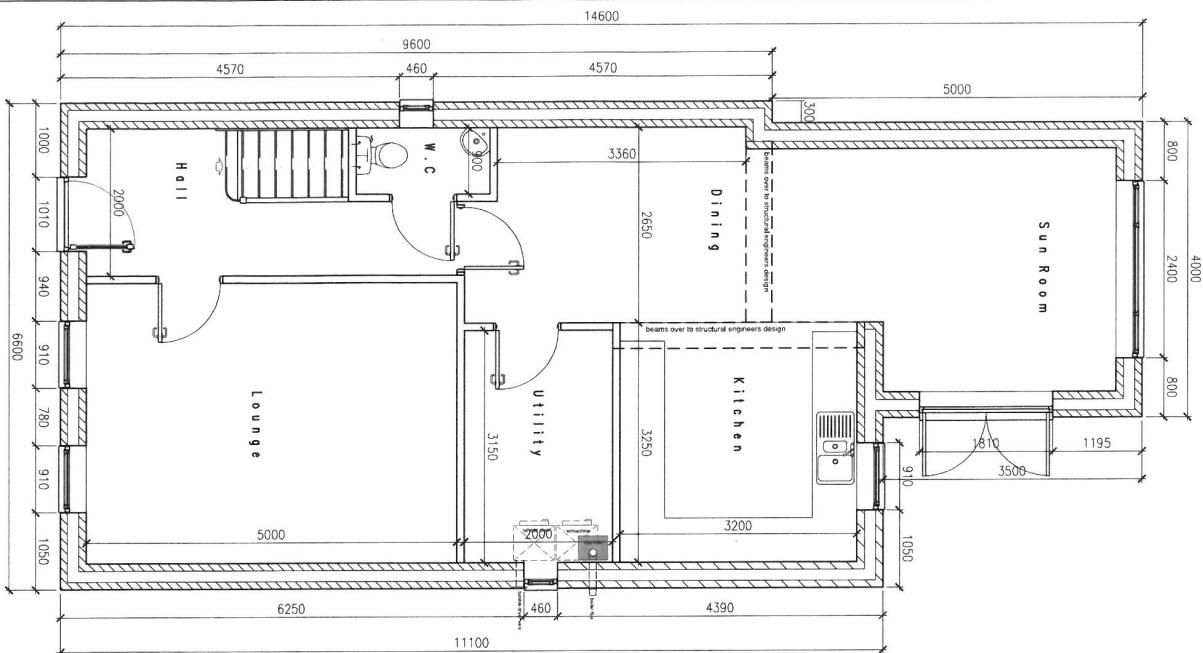


OS PLAN - scale 1:1250

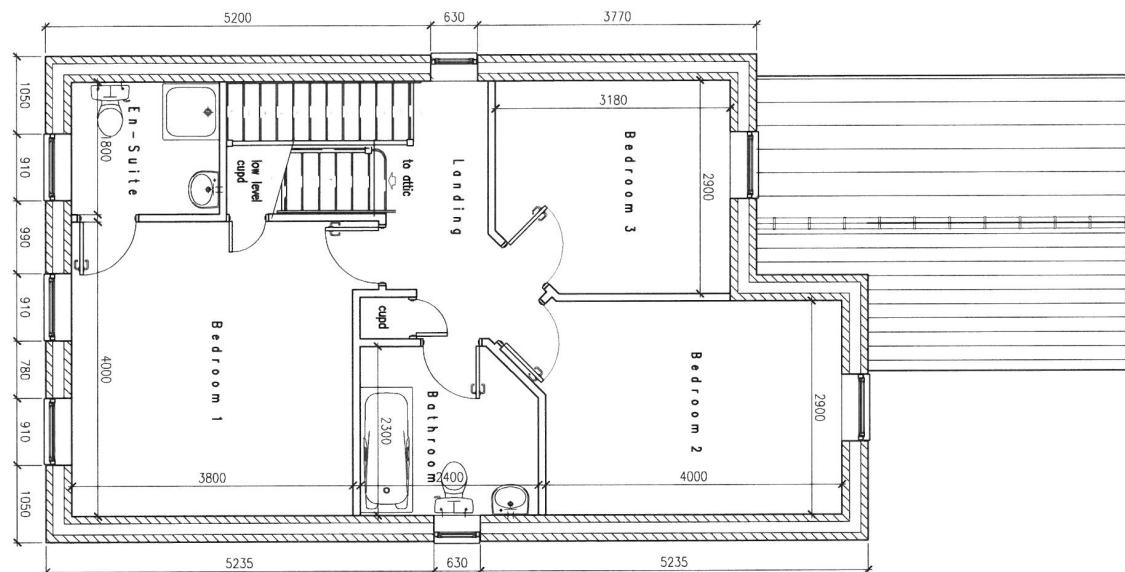


BLOCK PLAN - scale 1:500

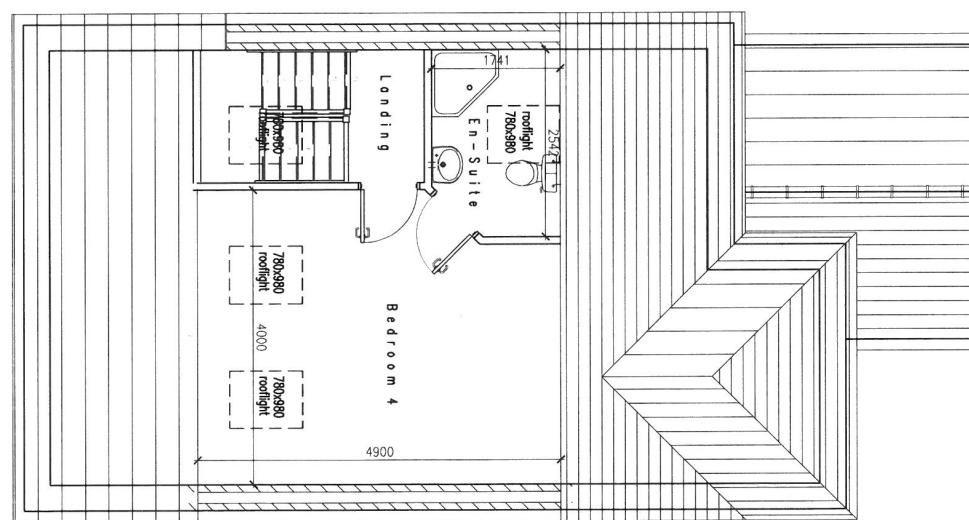
Ground Floor Plan



First Floor Plan



Attic Floor Plan



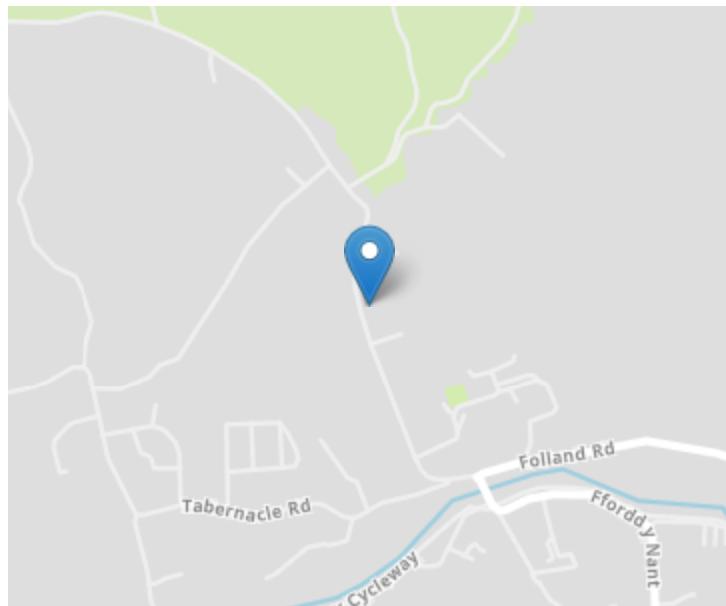
C: Attic room reduced in size due to pitch 11-12-19
B: first floor reduced by 1.5m 29-11-19
A: rear sun room stepped in 300mm 11-11-19



FLOOR PLANS	
CTA456.201	1:75
PLANNING	1:75
CT	16-04-19
Original Size A3	

MATERIAL INFORMATION

Council Tax:	Has the property been flooded in last 5 years? No
N/A	Flooding Sources:
Parking Types: Driveway.	Any flood defences at the property? No
Heating Sources: Double Glazing. Electric.	Any risk of coastal erosion? No
Electricity Supply: Mains Supply. Solar PV Panels.	Is the property listed? No
Water Supply: Mains Supply.	Are there any restrictions associated with the property? No
Sewerage: None.	Any easements, servitudes, or wayleaves? No
Broadband Connection Types: FTTP.	The existence of any public or private right of way? No
Accessibility Types: None.	



Directions

What 3 Words Location. reconnect.roof.bedding.

Shown by a Morgan and Davies For Sale Board on the right hand side as you leave the village.

For further information or to arrange a viewing on this property please contact :

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