



## New Road, Ammanford SA18

Offers in the Region of **£240,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

- Beautiful mountain views, not overlooked front or back
- Newly installed triple glazing (October 2025)
- 5 minute walk to Ammanford town centre
- Good Size private rear garden with lawn, mature plants, 2 sheds and a small covered fish pond.

- No Onward Chain
- Off-road parking for two cars plus on-street parking.
- 3 minute walk to local primary school
- Quote Reference: **PP1432** When calling.





This much-loved home sits proudly on one of Ammanford's most sought-after streets, a peaceful, elevated spot with beautiful mountain views, privacy to front and rear, and easy access to everything the town has to offer.

Triple glazing, installed in October 2025, ensures the home stays quiet, warm, and energy efficient throughout the seasons. Inside, it's full of charm, with spacious rooms, character features, and plenty of scope for a new family to make it their own.

The family room is the heart of the home, a warm, welcoming space centred around a traditional Rayburn stove, perfect for those colder evenings. The layout flows naturally through to the front lounge and kitchen, creating a lovely sense of openness while keeping each area cosy and defined. From the front windows, you can enjoy sweeping views of the mountains, changing with the light throughout the day, a view you'll never tire of.

Upstairs, three comfortable bedrooms and a generous family bathroom offer space and versatility, all benefitting from natural light and a peaceful outlook.

The large rear garden is a real highlight, private, sunny, and full of potential. There's a lawned area, mature planting, two sheds, and a small covered fish pond for safety. Multiple seating spots make it ideal for outdoor dining or simply relaxing in the evening glow.

To the rear, a private driveway provides parking for two cars, with further space on the road at the front.

For families, the location couldn't be better — with a local school just a 3-minute walk away, playing fields directly behind, and a children's park nearby. Ammanford town centre, shops, and cafés are within easy walking distance, and both Ammanford and Pantyffynnon train stations offer convenient links for commuting. The M4 motorway is around 10 minutes away, providing fast access to Swansea, Llanelli, and beyond.

This is a rare opportunity to own a property on this sought-after street a home that offers space, sunshine, and potential in equal measure.



## **Ground Floor**

### **Entrance Hall – 3m × 1m**

Step through the Front triple-glazed door into a welcoming hallway with access to both reception rooms and the kitchen. Neutrally decorated, with a central heating radiator and space for coats and shoes.

### **Front Lounge – 3.69 m × 3.02 m**

Perfect for cosy evenings or quiet mornings with a view, this inviting lounge features double east-facing windows that fill the room with natural light and frame beautiful mountain views.

A decorative electric fire adds charm and ambience, while a double radiator provides the warmth.

### **Family Room – 3.61 m × 3.73 m**

A heart-of-the-home space filled with character and warmth. The traditional Rayburn stove sits proudly in the feature alcove (used for extra heat, not connected for water), creating a cosy focal point.

Opens through to the lounge, allowing a sociable flow between the two rooms. West-facing window lets in the afternoon light. Doorway leads through to the kitchen. Radiator.

### **Kitchen / Dining Area – 3.81 m × 2.87 m**

The heart of the home. Fitted with a gas boiler, electric oven, and a beautiful double Belfast sink. Ample space for a dining table and four chairs.

Side-facing triple glazed window overlooks the garden. Radiator, Triple glazed PVC Door leads to the garden. Open doorway

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## 🌿 First Floor

### Landing

Bright and spacious with open storage cupboard.

### Bedroom 1 – 3.52 m × 3.27 m

A generous double bedroom to the front, east-facing, with stunning mountain views and the perfect morning light. Radiator, 2 triple glazed windows.

### Bedroom 2 – 3.82 m × 2.87 m

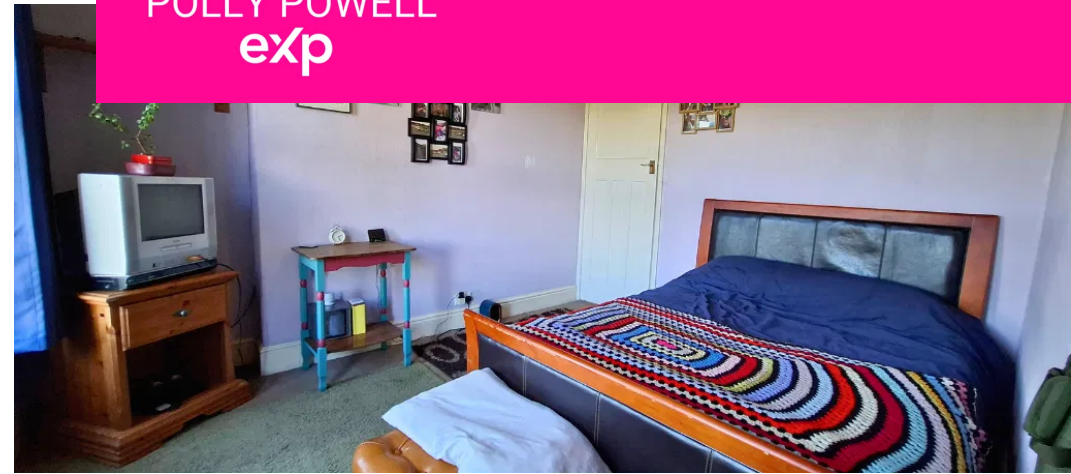
Another comfortable double, overlooking the rear garden with a peaceful west-facing aspect and afternoon sun. Radiator, triple glazed window.

### Bedroom 3 – 2.44 m × 1.75 m

Ideal as a child's bedroom, guest room, or home office. Triple glazed window with views over the mountains and beyond. Central heating radiator.

### Bathroom – 3.27 m × 3.67 m

Large Bright room with a full size bath with electric shower, toilet and hand basin.





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