

ESTAS
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**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



Aberdwgan Isaf, 26 Penybanc Road, Ammanford, Carmarthenshire, SA18 3HS



PETER MORGAN

£450,000

Main Features

- Impressive Detached Family Home
- Presented To A High Standard Throughout
- Solar Panels & Air-Source Heat Pump
- Sold Oak Flooring & Oak Doors
- Striking Family Kitchen Diner With French Doors to Decking Area
- Fantastic Rear Garden With Hand Cut Porcelain Tiles & Raised Seating Area
- Gated Driveway Offering Off Road Parking
- Semi-Rural Location
- Shower Room To Ground Floor & Family Bathroom
- Need A Mortgage? We Can Help!

General Information

Impressive Eco-Friendly Detached Family Home with High-End Finishes and Outstanding Outdoor Space.

This beautifully presented, four-bedroom detached family home, blends modern eco-conscious features with timeless design and comfort. Boasting solar panels and an air-source heat pump, this property offers energy-efficient living without compromise. A reclaimed Welsh slate roof adds character and durability, while tinted windows throughout provide privacy and thermal regulation.

Step inside to discover solid oak flooring and elegant oak doors, setting a tone of quality and warmth. The heart of the home is the striking family kitchen diner—perfect for entertaining—complete with French doors that open onto a generous decking area, seamlessly connecting indoor and outdoor living.

For added peace of mind, the property is fitted with internal house sprinklers, smoke detectors, and carbon monoxide testers—discreetly integrated to enhance safety without impacting style.

Upstairs, you'll find four spacious double bedrooms, ideal for family life or flexible working space. The fantastic rear garden is a true highlight, featuring hand-cut porcelain tiles and a raised composite panelling area to enjoy

relaxation.

Don't miss the opportunity to own this exceptional home that perfectly balances sustainability, space, and sophistication.

GROUND FLOOR

Porch

Tile ceramic flooring.
Oak door to;

Hallway

Welcoming hallway having Oak flooring, radiator and oak staircase to first floor.
Oak Doors to;

Lounge

uPVC high glazed Bay window to front aspect, oak flooring, two radiators and log burner.
Oak Door to;

Kitchen

'Wren' fitted kitchen appointed with a range of matching navy wall and base units with laminate work tops over, unit spotlights and inset sink with pull out spring mixer tap. uPVC high glazed window to rear aspect, integrated dishwasher, integrated fridge and freezer, two integrated electric ovens, 5 ring electric induction hob, two high spec vertical radiators, inset ceiling spotlights, tile ceramic flooring, kitchen island with oak work tops and plenty of storage, French doors to access rear garden.
Oak door to;

Office

Storage cupboards and plumbing in place for washing machine.

Utility Room

Electric heater and plumbing in place for washing machine.
uPVC door to access rear garden & access to garage.

Shower Room

Comprising of a low level WC, wash hand basin and double shower cubicle with electric shower.

FIRST FLOOR

Landing

Carpeted flooring.
Oak doors to;

Master Bedroom

uPVC high glazed window, carpeted flooring, radiator and fitted wardrobes.
Door to;

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle.
uPVC Frosted window and laminate flooring.

Bedroom Two

uPVC high glazed window, carpeted flooring, radiator and fitted wardrobes.

Bedroom Three

uPVC high glazed window, carpeted flooring, radiator and fitted wardrobes.

Bedroom Four

High glaze window, carpeted flooring, radiator, storage cupboard and airing cupboard.

Bathroom

Comprising of a low level WC, vanity wash hand basin, bath and shower cubicle.
uPVC high glazed Frosted window, laminate flooring, storage cupboard and heated chrome towel rail.

EXTERNALLY

Gardens

Private gated driveway offer off road parking for multiple vehicles, access to garage, five pillar external lighting, external tap and side access to rear garden.

Picturesque enclosed rear garden, having porcelain tiles, decorative stone and raised composite panelling area with porcelain tiles, perfect to enjoy outdoor relaxing. Also featuring an external heater, electric awning over outside seating area, power points, air source heat pump, external tap and also a hard standing area with power point which will be an ideal spot for a hot tub or summer house.

Garage

Garage offering plenty of storage, electric roller shutter door, hose connection, various power points, smoke detector, lighting and a pull down ladder to access further storage attic space.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water (Services not tested)

Current council tax banding E

Current heating type Air Source Heat Pumps

Tenure (To be confirmed) Freehold










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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	94	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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