



Ty Uchaf, Heol Ddu, Ammanford Ammanford, SA18 2UH

Offers in the region of £475,000

Suit outdoor, active people - Nestled in the charming area of Heol Ddu, Ammanford, this delightful smallholding presents a unique opportunity for those seeking a blend of rural tranquillity and modern living. The property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining.

With four well-proportioned bedrooms, this home is perfect for families or those wishing to accommodate guests. The two bathrooms ensure convenience and comfort for all residents.

Set within a generous plot of land of approximately 10 acres including 8.68 acres of mature woodland, this smallholding offers a wealth of possibilities for outdoor enthusiasts, whether you envision cultivating your own garden, or simply enjoying the expansive natural surroundings.

The location in Ammanford is ideal, providing a peaceful retreat while still being within reach of local amenities and transport links. This property is a rare find, combining the charm of countryside living with the practicality of a family home.

Ground Floor

Hardwood entrance door to

Hall

7'0" x 6'2" (2.14 x 1.9)

with tiled floor, coat hooks, wood panel walls to half and single glazed window to rear.

Utility Room

7'10" x 8'6" (2.41 x 2.61)



with low level flush WC, stainless steel single drainer sink unit, plumbing for automatic washing machine, control panel for solar panels, part tiled walls, radiator and single glazed window to rear.

Kitchen

10'11" x 15'2" (3.35 x 4.63)



with range of fitted base and wall units, one and a half bowl enamel sink unit with mixer taps, 4 ring gas hob with extractor over, built in double oven, wall mounted Worcester LPG boiler providing domestic hot water and central heating, built in cupboard with high pressured water cylinder, part tiled walls, tiled floor, radiator and double glazed window to front and side.

Dining Room

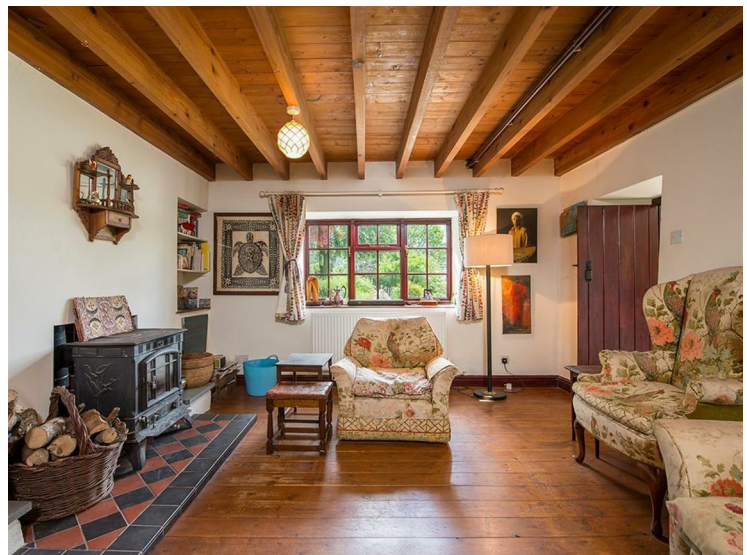
17'2" x 14'8" max (5.24 x 4.49 max)



with pellet boiler in tiled surround which can also provide the hot water, stairs to first floor, under stairs cupboard, alcove shelving, tiled floor, radiator and double glazed window to rear and French doors to front.

Lounge

16'11" x 12'1" (5.16 x 3.7)



with log burner on tiled hearth, alcove shelving, exposed floorboards, 2 radiators, beamed ceiling and double glazed window to front, rear and side.

First Floor

Landing

with radiator, beamed ceiling and 2 single glazed windows to rear.

Bedroom 1

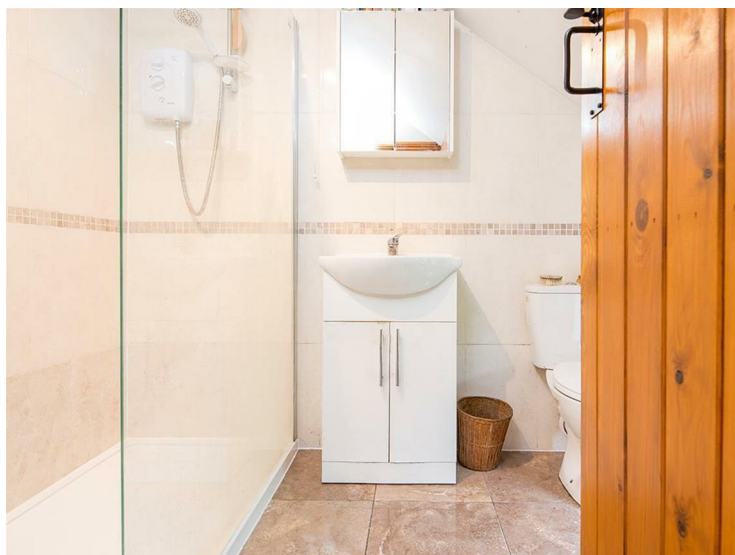
19'3" x 14'11" (5.87 x 4.57)



with hatch to roof space, exposed floorboard, 2 radiators, double glazed window to front and rear and double doors onto larch balcony.

En Suite

8'0" x 6'7" (2.45 x 2.01)



with low level flush WC, vanity wash hand basin with cupboards under, large shower cubicle with electric shower, tiled floor, tiled walls, heated towel rail, extractor fan and double glazed window to rear.

Bedroom 2

13'1" x 8'6" (4 x 2.61)



with radiator and double glazed window to to front.

Bedroom 3

8'6" x 12'5" (2.61 x 3.81)



with built in cupboard, radiator and double glazed window to front.

Bedroom 4

8'1" x 9'1" (2.48 x 2.78)



with shelving, radiator and double glazed window to side.

Bathroom

7'0" x 6'2" (2.14 x 1.89)



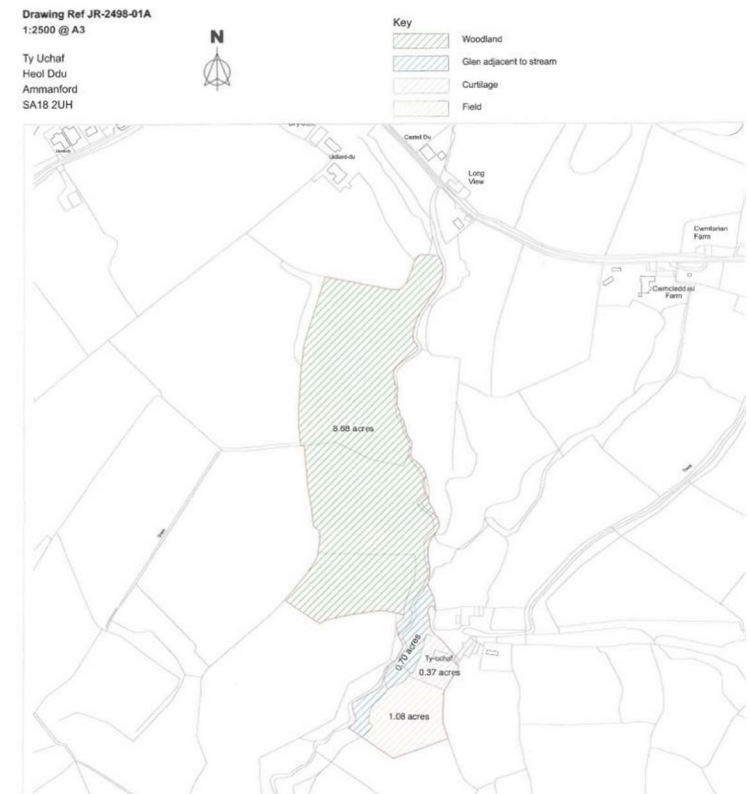
with low level flush WC, pedestal wash hand basin, corner bath with electric shower over, hatch to roof space, cupboard over the stairs, part tiled walls, extractor fan, heated towel rail and double glazed window to front.

Outside

with right of way access over a long drive leading to surrounding gardens, field and glen with stream, of approx 1.45 acres, paved patio, lawned gardens, mature flower beds, vegetable plots, chicken house and

run, glasshouse, mature shrubs and trees, nature pond, 2 large poly tunnels 20m x 18m, glen, 8.68 acres of mature woodland and far reaching views.

Plan



Services

Mains electricity, water and private drainage.

Council Tax

Band E

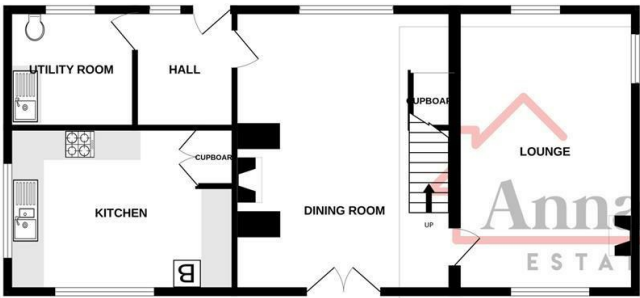
NOTE

Some photos have been provided by the vendor and some are taken with a wide angle lens.

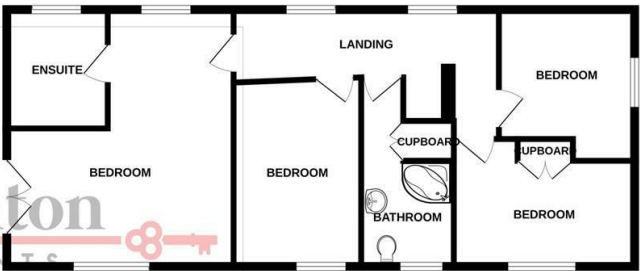
Directions

Leave Ammanford on High Street, turn left into Wernddu Road and drive up the hill to the cross roads. Turn right into Heol Ddu. After approximately 1 mile turn next right onto Nantylgyn Road and after about a mile the property can be accessed over a gravel drive on the right hand side, signed Ty Uchaf.

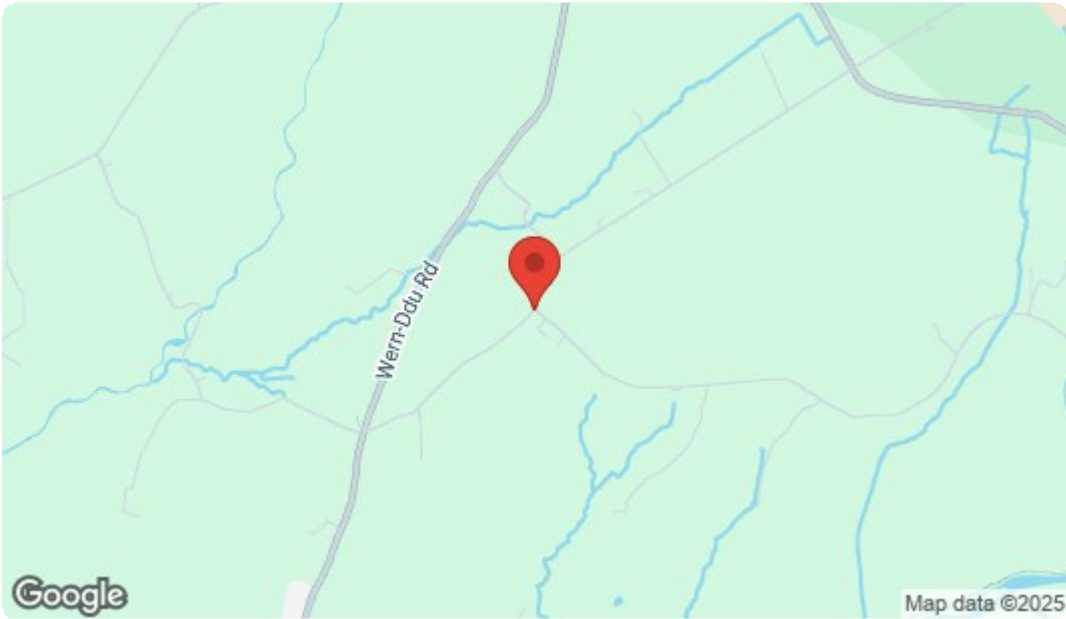
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.