



4 Llwyndu Cottages , Pantyffynnon, Ammanford, SA18 2RF

Offers in the region of £340,000

NO CHAIN! Nestled in the charming area of Pantyffynnon, Ammanford, this impressive semi-detached house offers a delightful blend of space and comfort. The property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The residence features three inviting bedrooms, perfect for families or those seeking extra room for guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all occupants.

One of the standout features of this property is the large detached garage, offering not only secure parking but also additional storage options. The house is further enhanced by lovely views to both the front and rear, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your home.

Given its generous size and desirable location, viewing this property is highly recommended. It presents an excellent opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this spacious house your new home.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, parquet floor, dado rail, radiator and coved ceiling.

Sitting Room

10'6" x 13'8" (3.22 x 4.18)



with feature fireplace, parquet floor, dado rail, radiator, coved ceiling and uPVC double glazed window to front.

Lounge

13'3" x 20'5" (4.05 x 6.23)



with log burner in brick surround with alcove shelving and lighting, 2 wall lights, 2 radiators, coved ceiling, part parquet flooring and opening to

Dining Room

12'3" x 8'0" (3.75 x 2.44)



with parquet flooring, hatch to roof space, radiator and uPVC double glazed French doors to rear. Double doors and steps down into Kitchen

Sun Room

14'11" x 16'9" red to 9'9" (4.55 x 5.12 red to 2.99)



with 2 steps down, electric fire, ceiling fan, 4 wall lights, laminate floor, part beamed ceiling, 3 radiators and uPVC double glazed windows to front side and rear and French doors to rear.

Kitchen

11'2" x 19'2" (3.41 x 5.86)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, electric cooker point with extractor over (can be opened to put a Range cooker in again), part tiled walls, tiled floor, 2 radiators, coved ceiling and uPVC double glazed window to rear, side and door to side.

Utility Room

5'6" x 7'6" (1.70 x 2.29)



with range of fitted base and wall units, single drainer sink unit, plumbing for automatic washing machine, tiled floor, radiator, textured ceiling and uPVC double glazed window to side.

WC

2'5" x 7'3" (0.74 x 2.23)

with low level flush WC, vanity wash hand basin, tiled floor, textured ceiling and extractor fan.

First Floor

Landing

with hatch to roof space, dado rail, radiator, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

10'1" x 17'1" max (3.08 x 5.23 max)



with radiator, coved ceiling and uPVC double glazed window to front.

En Suite

6'3" red to 3'8" x 6'5" red to 3'2" (1.91 red to 1.13 x 1.97 red to 0.98)



with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, part tiled walls, radiator, extractor fan, coved ceiling and uPVC double glazed window to front.

Bedroom 2

11'1" x 17'10" (3.39 x 5.45)



with steps down into the room, hatch to roof space, built in wardrobe, wood floor, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 3

13'6" x 10'4" (4.12 x 3.15)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Split Level Bathroom

14'7" x 10'0" max (4.45 x 3.07 max)



with shower enclosure, built in airing cupboard with slatted shelves and radiator, steps down into main bathroom with low level flush WC, pedestal wash hand basin, free standing roll top bath with shower attachment taps, wood floor, extractor fan, radiator, 2 heated towel rails, downlights, textured and part coved ceiling and uPVC double glazed window to front and side.

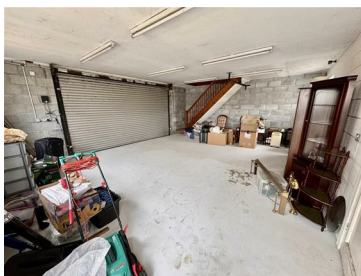
Outside



with tarmac drive for 4 cars, gated access to enclosed gardens including paved patios, stone gravelled borders, flower beds, side garden including stone gravel areas, lawned garden, paved walkways, storage areas behind the garage, external oil boiler providing domestic hot water and central heating, lawned garden to rear and further patio area. This property enjoys the far reaching views to front and rear of countryside and is accessed off a quiet side road.

Detached Garage

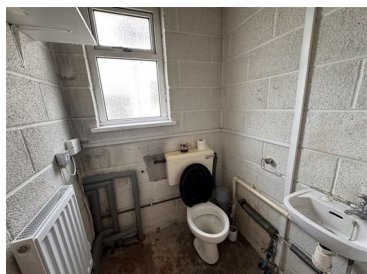
19'6" x 24'0" (5.96 x 7.32)



with electric roller door, power and light connected and stairs to first floor, cold water tap, window to rear and two windows to side. Door accessing

Utility + WC

5'8" inc to 9'2" x 14'5" (1.74 inc to 2.80 x 4.40)



with range of fitted base and wall units, power and light connected and 2 windows to rear.

WC (1.39 x 1.35) with low level flush WC, vanity wash hand basin, radiator and window to side.

Attic Room

10'4" x 18'6" (3.16 x 5.65)



with radiator, sloping head room, access to eaves storage and 2 Fakro windows to rear.

Services

Mains electricity, water and drainage.

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind Street and at the traffic lights turn left. Proceed straight over the first and second roundabouts, turn left at the third then right and over the river bridge to Betws, continue along Betws road onto Maerdy Road. When you hit the fork in the road turn right down onto Lon-Y-Felin and continue to the bottom of the road and follow the road to the right and continue on the single track road and the property can be found on the left hand side, identified by our For Sale board.

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			
(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 & 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.