



21 Llwynceilyn Road, Tairgwaith, Ammanford, SA18 1UU

Offers in the region of £275,000

NO ONWARD CHAIN!

A well presented detached house sitting on a large plot located on a side road in the village of Tairgwaith, within easy travelling distance of Ammanford town centre. Accommodation comprises entrance hall, lounge, dining room, kitchen with utility area, downstairs WC, rear porch, 3 bedrooms and bathroom. The property benefits from an air source heat pump, solar panes, uPVC double glazing and large gardens with potential for off road parking and garage to rear.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor and tiled floor.

Lounge

14'3" x 10'0" (4.36 x 3.07)



with multi fuel fire, 2 wall lights, radiator and uPVC double glazed window to front.

Dining Room

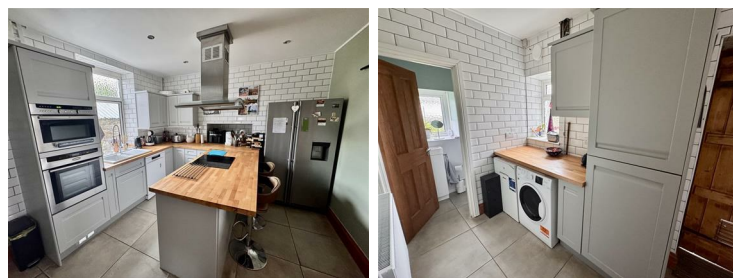
8'6" x 9'8" (2.61 x 2.97)



with radiator and uPVC double glazed window to front.

Kitchen with utility area

11'5" red to 593'9" x 20'5" (3.50 red to 181 x 6.24)



with range of fitted base and wall units, single drainer sink unit with monobloc shower tap, 4 ring induction hob with extractor over, built in double oven, plumbing for automatic washing machine, plumbing for automatic dishwasher, breakfast bar, under stairs cupboard, part tiled walls, tiled floor, upright radiator, coved ceiling and 2 uPVC double glazed windows to rear and wooden door to rear porch.

Downstairs WC

5'10" x 3'0" (1.79 x 0.93)



with low level flush WC, vanity wash hand basin with cupboards under, radiator, tiled floor and uPVC double glazed window to side.

Rear Porch

5'10" x 7'1" (1.78 x 2.16)



with heat pump system, solar panels inverter with solar battery 6.2kwh and uPVC double glazed window to rear and door to side.

First Floor

Landing

with hatch to roof space, built in cupboard, radiator and uPVC double glazed window to rear.

Bedroom 1

9'10" red to 4'5" x 16'0" red to 10'1" (3.01 red to 1.37 x 4.89 red to 3.09)



with upright radiator, built in cupboard and 2 uPVC double glazed windows to front.

Bedroom 2

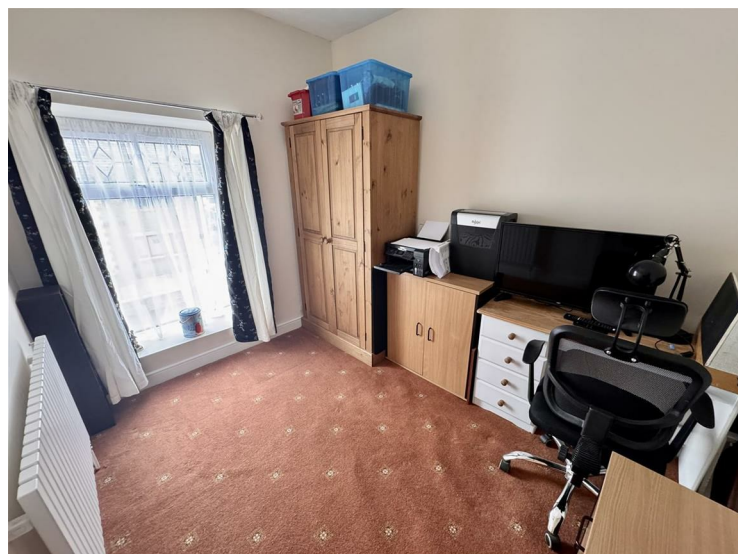
10'0" x 10'0" (3.05 x 3.06)



with radiator and uPVC double glazed window to rear.

Bedroom 3

9'11" x 7'6" (3.04 x 2.30)



with radiator and uPVC double glazed window to front.

Bathroom

10'2" red to 7'4" x 7'11" red to 4'6" (3.12 red to 2.24 x 2.42 red to 1.38)



with low level flush WC, vanity wash hand basin with cupboards under, corner panelled bath, shower enclosure with mains shower, part tiled walls, laminate floor, extractor fan, upright heated towel rail, downlights and uPVC double glazed window to rear.

Outside



with paved area to front, side access to rear garden with store shed, outside socket, large lawned gardens with mature shrubs and trees and large store shed.

Services

Mains electricity, water and drainage

Council Tax

Band C

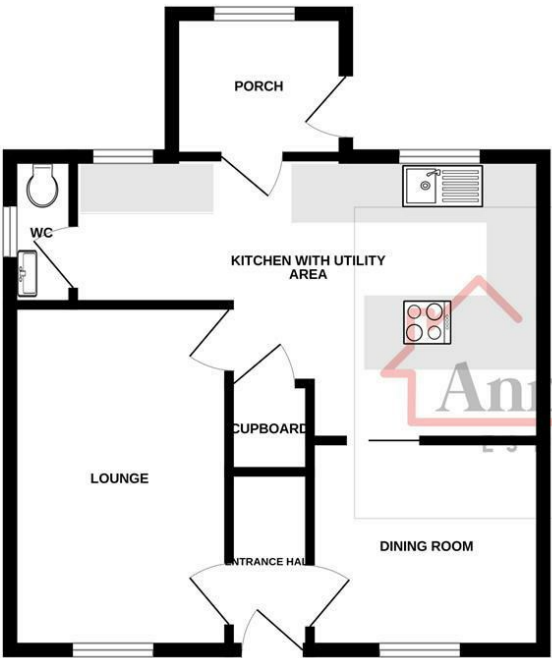
NOTE

All internal photographs are taken with a wide angle lens.

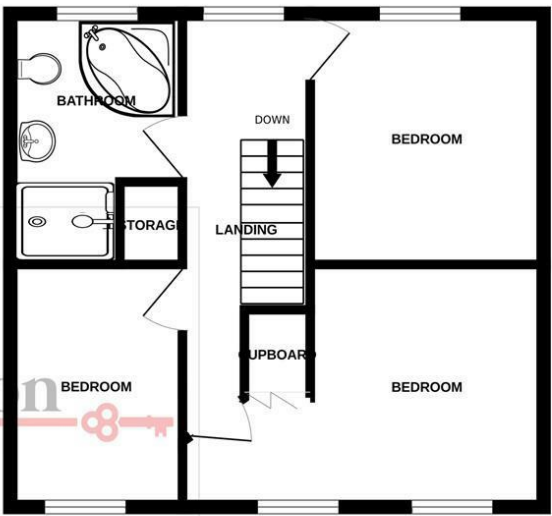
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles into the village of Gwaun Cae Gurwen then turn left for Brynamman. Turn first right for Tairgwaith and travel to the village, proceed over the railway lines and turn second right into Llwynycelyn Road and the property can be found on the right hand side.

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	96	100
(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.