



12 Heol Aman, Glanamman, Ammanford, SA18 2AW

Offers in the region of £199,995

A detached house set within the village of Glanamman close to local amenities and only 3 miles or so from Ammanford town centre. Accommodation comprises entrance hall, sitting room, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, detached garage and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, original tiled floor and coved ceiling.

Sitting Room

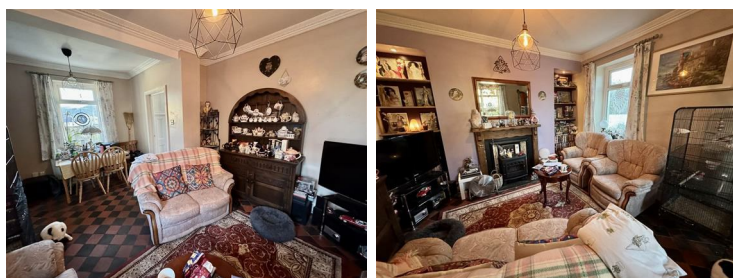
9'0" x 9'10" (2.75 x 3)



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

Lounge/Diner

9'10" x 10'2" (3.01 x 3.12)



with feature fireplace, 2 alcoves, original tiled floor, radiator, coved ceiling and uPVC double glazed window to side and rear.

Kitchen

11'0" x 8'6" (3.36 x 2.61)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, Flavel range cooker with extractor over, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, tiled floor and uPVC double glazed window either side and door to side.

First Floor

Landing

with hatch to roof space and coved ceiling.

Bedroom 1

11'7" x 10'4" (3.55 x 3.17)



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

Bedroom 2

11'4" x 10'1" (3.46 x 3.09)



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

Bedroom 3

7'3" x 7'10" (2.23 x 2.41)



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

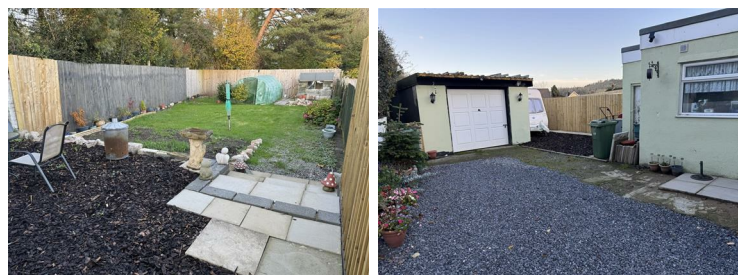
Bathroom

8'5" x 7'6" (2.58 x 2.29)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to front.

Outside



with off road parking to front, side and rear leading to detached garage with up and over door, window to side and power and light connected, side access, barked area, lawned garden, paved area and external lights and sockets.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

NOTE

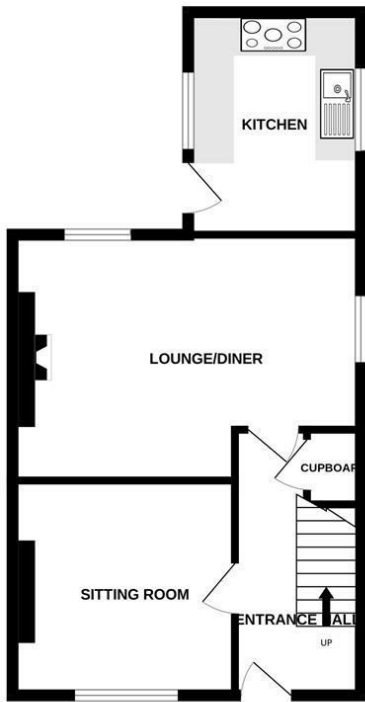
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at

the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn left signposted for the hospital. Follow the road over the level crossing and round to the left, over the river bridge then turn left into Tabernacle Road. Follow the road past the entrance to the council estate and as you go round the right hand bend and travel up the hill and the property can be found on the right hand side, identified by our For Sale board.

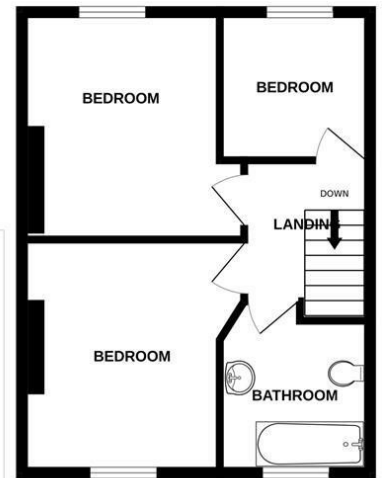
GROUND FLOOR



GARAGE



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 (CO₂) 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.