



## Cwmcleddau Cottage Heol Ddu, Ammanford, Ammanford, SA18 2UH

**Offers in the region of £445,000**

Step into a way of life where comfort meets countryside charm. Nestled in the semi-rural area of Heol Ddu, Ammanford this beautifully presented detached long house sitting in approximately 3/4 of an acre offers the perfect balance of character and practicality, designed for those who dream of space, fresh air, and self-sufficiency.

With four bedrooms and two bathrooms, the home is as suited to family living as it is to hosting friends. Two welcoming log burners create a cosy atmosphere on cooler days, while double glazing and LPG central heating ensure comfort year-round. Generous parking space, accommodating up to five vehicles,

Outside, the lifestyle truly comes to life. Expansive gardens surround the property, offering space for children to play, pets to roam, or simply to enjoy peaceful views. A chicken run and duck pond add to the sense of rural idyll, while established vegetable gardens invite you to grow your own produce. For the practically minded, a garage and workshop provide space for hobbies, storage, or creative projects.

This is more than a house—it's an opportunity to embrace a slower pace of living, to enjoy evenings by the fire, mornings collecting fresh eggs, and weekends spent cultivating your own garden retreat.



## Ground Floor

Wooden entrance door to

### Entrance Hall

With radiator, tongue and groove ceiling, coat hooks, window to side, door to rear and double doors to

### Dining Room

12'11" x 20'1" (3.95 x 6.13)



with 2 radiators, oak floor, 2 alcoves with feature stone wall, beamed ceiling, 2 uPVC double glazed windows to front and window to kitchen.

### Lounge

19'9" x 12'10" (6.03 x 3.93)



Stairs to first floor, under stairs storage, log burner and exposed stone wall, 2 radiators, oak floor, beamed ceiling, 2 uPVC double glazed windows to front.

## Kitchen

7'5" x 9'8" (2.28 x 2.97 )



Base and wall units, Belfast sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, part tiled walls, tiled floor, radiator, uPVC double glazed window to side and rear.

## Kitchen

7'5" x 8'2" (2.27 x 2.50)

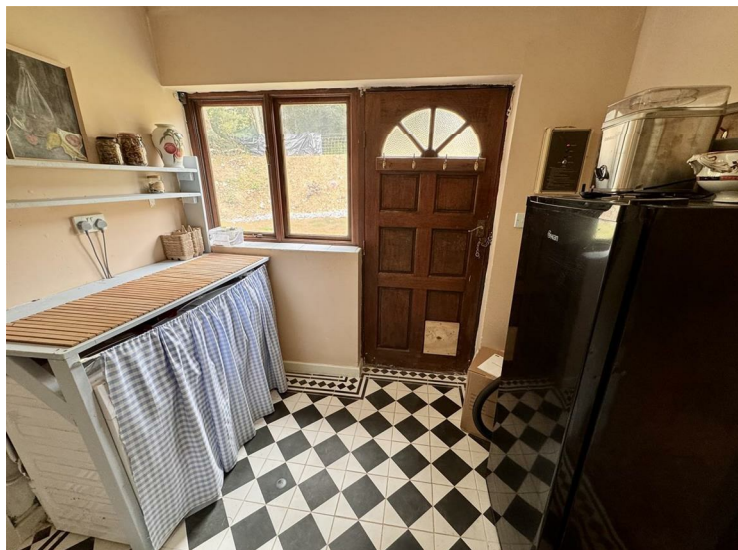


Base units, tiled floor, radiator, uPVC double glazed window to rear.



### Utility

7'3" x 8'9" (2.23 x 2.68)



Tiled floor, radiator, plumbing for automatic washing machine and double glazed wood window and door to rear.

### Shower Room

7'1" x 7'9" (2.18 x 2.38)



Low level flush W/C, pedestal wash hand basin, shower cubicle with electric shower, part tiled walls, exposed stone wall, tiled floor, radiator, extractor fan, double glazed wood window to rear.

### Bedroom 4/Snug

22'9" red to 6'11" x 12'8" red to 9'7" (6.95 red to 2.12 x 3.88 red to 2.93)



with log burner, wood floor, downlights and uPVC double glazed window to front and rear and door to side.

### First Floor

uPVC double glazed window to rear.

### Bedroom 1

12'11" x 20'7" reducing to 9'1" x 10'7" (3.95 x 6.29 reducing to 2.77 x 3.23 )



Radiator, beamed and sloping ceiling, built in cupboards and 2 uPVC double glazed windows to front.

### En-Suite

15'2" x 9'0" (4.63 x 2.76)



Low level flush W/C, pedestal hand wash



basin, shower cubicle with electric shower, laminate floor, part tiled walls, heated towel rail, radiator, beamed and sloping ceiling, storage in eaves, uPVC double glazed window to front.

## Bedroom 2

12'11" x 7'8" (3.96 x 2.34)



Radiator, beamed and sloping ceiling, uPVC double glazed window to front and side.

## Bedroom 3

5'8" x 7'0" increasing to 9'3" x 7'3" (1.73 x 2.14 increasing to 2.82 x 2.22)



Radiator with beamed and sloping ceiling, uPVC double glazed window to front.

## Bathroom

7'6" x 16'0" (2.29 x 4.90 )



Low level flush W/C with shower head, pedestal hand wash basin, built in cupboards, panelled bath with central shower attachment taps, part tiled walls and laminate floor, radiator, coved ceiling, 2 uPVC double glazed windows either side and to rear.

## Outside



Gravelled off road parking to the side of the property and gated access to rear garden with lawned garden and raised flower beds, further parking and gardens are on the opposite side of the road and comprises a detached garage/workshop with attached potting shed, parking for several cars, stone built chicken coop, lawned garden, seating area, orchard with a variety of fruit trees, vegetable plot, mature trees and flower borders, duck enclosure with pond and house. Fine views.



## Duck Pond



## Orchard



## Chicken Run



## Services

Mains LPG, water, electricity and private drainage (septic tank). Fibrefast broadband.

## 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 and after about a mile the property can be found on the left hand side, identified by our For Sale board.

## Council Tax

Band D

## Vegetable Garden



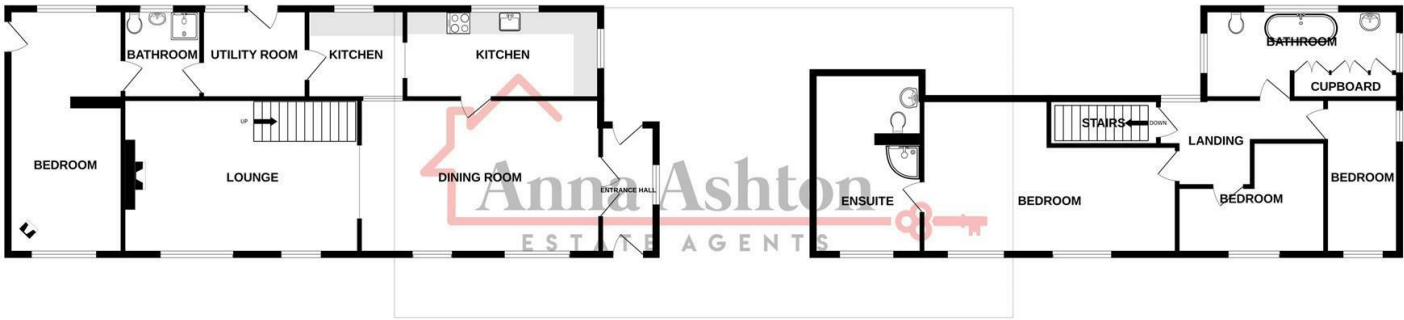
## NOTE

All photographs are taken with a wide angle lens.

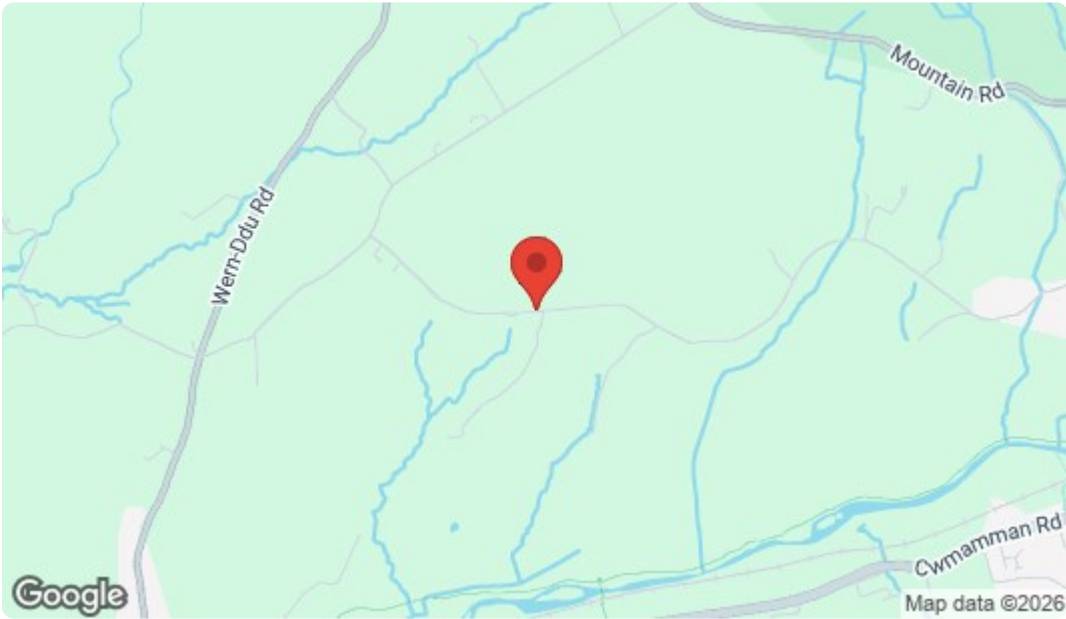


GROUND FLOOR

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		65
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.