



11 Maesywern Road, Glanamman, Ammanford, SA18 1HX

Offers in the region of £250,000

- Detached property
- 3 Reception rooms
- uPVC double glazing
- Rear garden
- 4 bedrooms
- Gas central heating
- Off road parking for numerous cars
- Potential to purchase garage across the road

Ground floor

with uPVC double glazed entrance door leading to

Entrance hall

with stairs to first floor and coved ceiling.

Lounge

16'4" x 11'2" (4.99 x 3.42)



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

Sitting Room

16'4" x 13'1" (4.99 x 4.00)



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

Kitchen

13'9" x 9'10" (4.21 x 3.01)



with base and wall units, display cabinets, stainless steel bowl sink unit with mixer taps, tiled floor, radiator, coved ceiling and uPVC double glazed window to side

Downstairs Shower room

13'3" x 6'2" (4.05 x 1.89)



with low level flush WC, pedestal wash hand basin, walk in shower with electric shower, part tiled walls, radiator, hatch to roof space and uPVC double glazed window to side and rear

Conservatory

13'3" x 9'4" (4.05 x 2.85)



with polycarbonate roof, French doors to rear and double glazed windows to rear and side

First Floor

Landing

Bedroom 1

16'9" x 10'0" (5.11 x 3.05)



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

Bedroom 2

12'5" x 9'10" (3.81 x 3.01)



with radiator, textured ceiling, built in wardrobe and uPVC double glazed window to side

Bedroom 3

16'10" x 9'0" (5.15 x 2.75)



with radiator, textured ceiling and uPVC double glazed window to front

Bedroom 4

7'6" x 5'11" (2.31 x 1.81)



with textured ceiling, hatch to roof space and uPVC double glazed window to front

Outside



with gravelled driveway to side for numerous cars, paved path to front leading to entrance door, lawned areas, paved area, mature shrubs and trees and a apple tree to rear.

AGENTS NOTE

Potential to purchase the garage across the road but does have Japanese Knotweed.
Offers in the region of £7,000

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas

Broad Band Speed Download- 1800 mbps,

Upload- 220 Mbps

Mobile coverage: Vodafone- 80%, Three

77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- high risk,
Flooding from small watercourses and
surface water- Very low risk

Rights and Easements:

Restrictions:

Council tax

Band E

NOTE

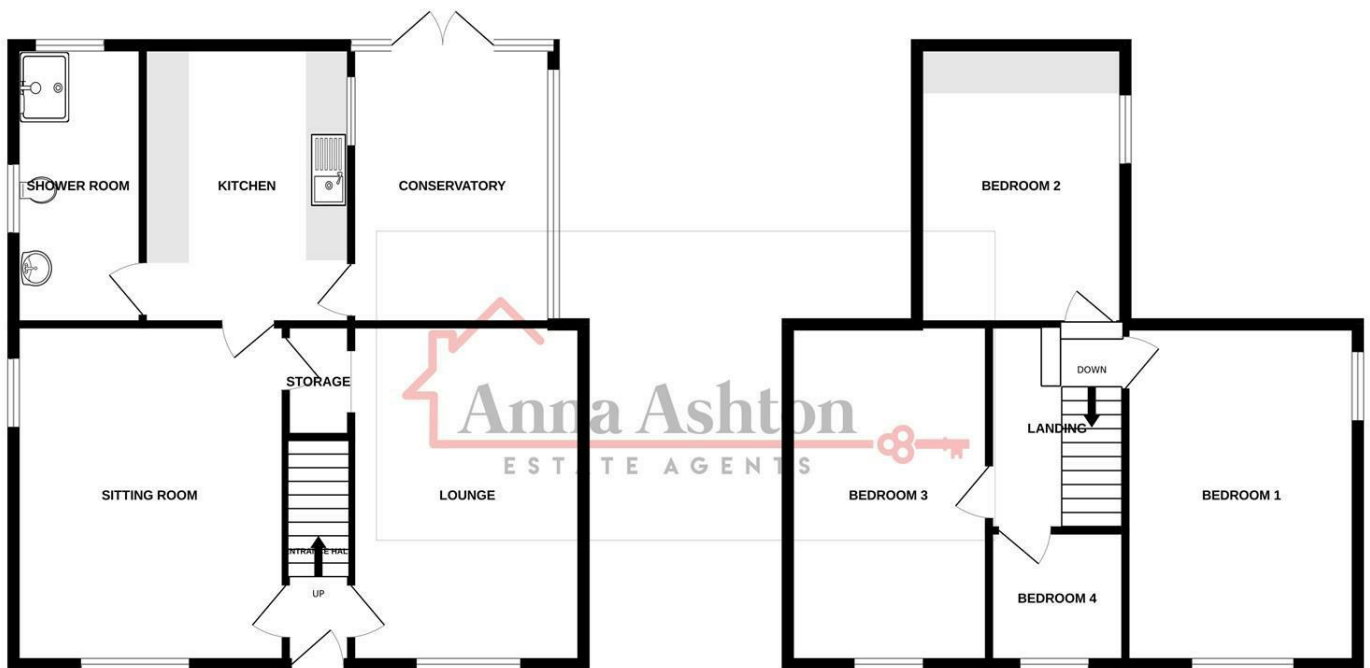
All internal photographs are taken with a wide angle lens.

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 turn a right onto Maesywern Road and the property can be found on the right 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	

Please note:

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