



**113 Cwmamman Road, Glanamman, Ammanford, SA18 1DZ**

**Offers in the region of £210,000**

We have pleasure in offering for sale this spacious end terraced house set in the village of Glanamman approximately 3 miles from Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises, lounge, kitchen/diner, downstairs shower room, 4 bedrooms and bathroom. The property benefits from, gas central heating, uPVC double glazing, off road parking and rear garden.

## Ground Floor

### Porch

### Entrance Hall

with stairs to first floor and radiator

### Lounge

15'11" x 9'7" (4.86 x 2.94 )



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

### Kitchen/ Diner

21'7" x 9'11" (6.59 x 3.04 )



with base and wall units, display cabinets, one bowl sink unit with mixer taps, 4 ring gas hob with extractor fan and oven under, plumbing for automatic dish washer, part tiled walls, radiator, down lights and uPVC double glazed window to front and rear

## Downstairs Shower room

5'3" x 9'7" (1.62 x 2.94 )



with low level flush WC, pedestal wash hand basin, corner shower enclosure with electric shower, tiled floor, plumbing for automatic washing machine, radiator and uPVC double glazed window to rear

## Rear hall

with under the stairs cupboard

## First Floor

### Landing

with hatch to half boarded roof space and uPVC double glazed window to rear

### Bedroom 1

12'7" x 9'4" (3.85 x 2.85 )



with radiator and uPVC double glazed window to front

## Bedroom 2

12'7" x 7'10" (3.85 x 2.40)



with radiator and uPVC double glazed window to front

## Bedroom 4

9'4" x 6'1" (2.87 x 1.86 )



with radiator and uPVC double glazed window to front

## Bedroom 3

9'1" x 9'8" (2.79 x 2.95 )



with radiator and uPVC double glazed window to rear

## Bathroom

9'1" x 7'10" (2.79 x 2.40)



with low level flush WC, vanity wash hand basin, panelled bath with shower attachments, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window to rear

## Outside



with polycarbonate roof covering seating area, steps leading to patio area, gravelled area, raised flower beds. Off road parking for 2+ cars to the side and side access to rear garden

## **Material Information**

### UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed:Download 1800 Mbps,

Upload 220 Mbps

Mobile coverage:Vodafone 83 %, EE 76%,

Three 74%, 02 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from Rivers- Very low

risk, Flooding from surface water and small

watercourses- Very low risk

Rights and Easements: Right of way

access for neighbour through garden

Restrictions: none

## **Council Tax**

Band B

## **NOTE**

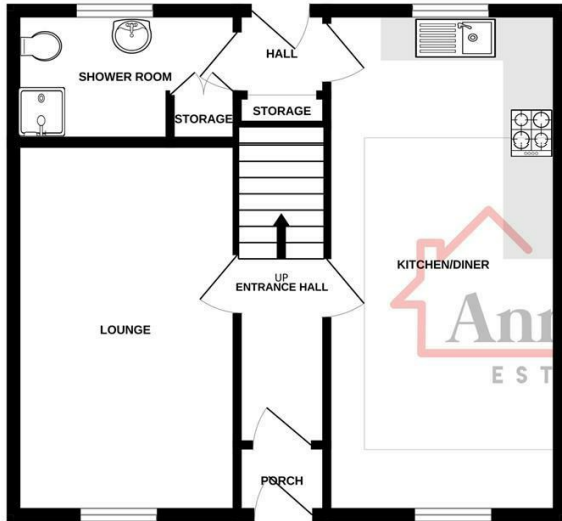
All internal photographs are taken with a wide angle lens.

## **Directions**

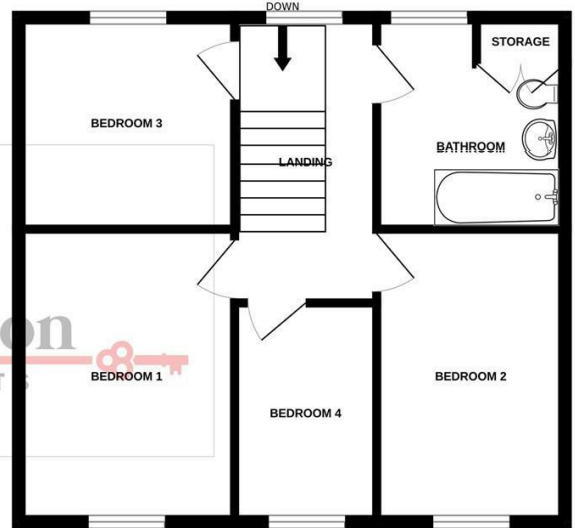
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road.

Travel for approximately 3 miles into the village of Glanamman 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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