



19 Fairoak, Ammanford, Ammanford, SA18 2JT

Offers in the region of £259,950

- Detached house
- 2 Reception Rooms
- uPVC double glazing
- Garage
- 3 Bedrooms
- Gas central heating
- Front and rear garden
- Off Road parking

Ground Floor

with uPVC double glazed entrance door leading to

Porch

with radiator, uPVC double glazed windows to front and side and uPVC double glazed door leading to

Entrance hall



with stairs to first floor, radiator, coved ceiling, coat hooks and under the stairs cupboard.

Lounge

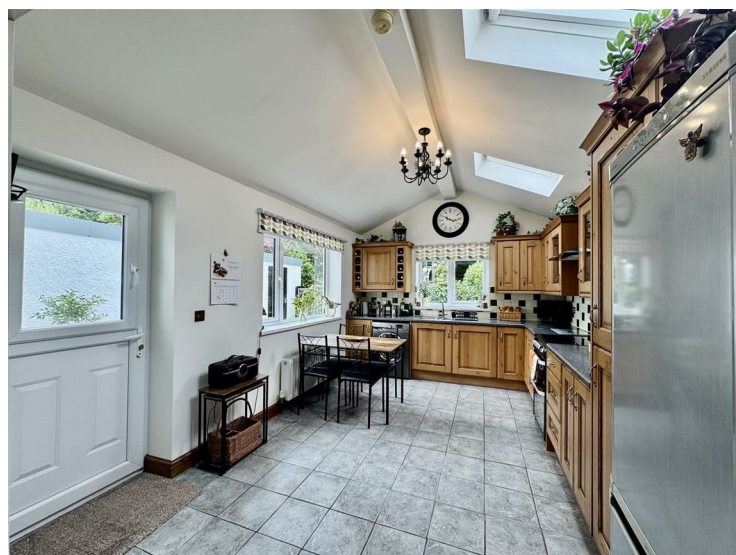
21'9" x 10'6" (6.65 x 3.21)



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

Kitchen

14'11" x 10'6" (4.55 x 3.22)



with base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring induction hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, uPVC double glazed window to rear and side and two velux windows to side.

Dining Room

10'5" x 10'9" (3.18 x 3.30)



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

Downstairs WC

4'6" x 4'8" (1.38 x 1.44)



with low level flush WC, pedestal wash hand basin, heated towel rail and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

13'7" x 10'5" (4.15 x 3.18)



with textured and coved ceiling, built in wardrobe, radiator and uPVC double glazed window to rear.

Bedroom 2

10'5" x 10'11" (3.18 x 3.33)



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

Bedroom 3

7'9" x 10'6" (2.38 x 3.21)



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

Bathroom

4'6" x 10'8" (1.38 x 3.27)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachments, radiator and uPVC double glazed window to front.

Outside



with lawned area, mature shrubs and trees to front, paved driveway leading to garage, side access leading to rear garden with paved patio area, steps leading to further lawned area and mature shrubs and trees.

Garage



with an up and over door.

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed: Download- 80 Mbps,
Upload- 20 Mbps

Mobile coverage: Vodafone- 80 %, Three
77%, EE 74%, O2 62%

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:

Restrictions:

Council Tax

Band D

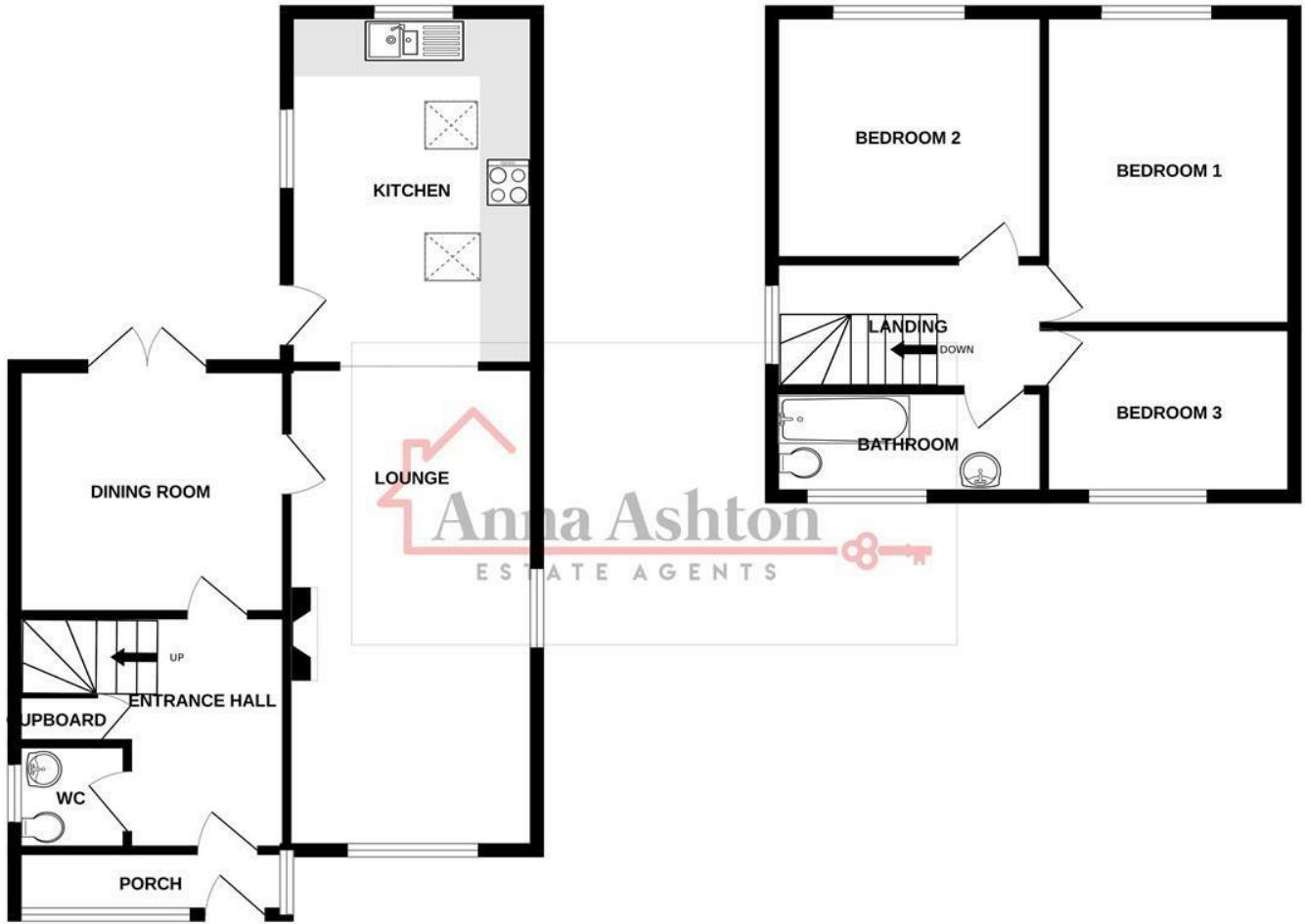
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Turn first right into James Griffiths Road then second left into Fair oak and the

property can be found on the right hand side, identified by our For Sale board.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.