



Cwmamman Road, Glanamman, Ammanford, SA18 1EJ

Offers in the region of £220,000

- Double fronted semi detached house
- 2 reception rooms
- uPVC double glazing
- 3 bedrooms
- Gas central heating
- Enclosed rear garden

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, tiled floor

Sitting Room

15'2" x 9'6" (4.64 x 2.92)



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

Lounge

15'1" x 10'6" (4.61 x 3.21)



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

Inner Hall

under stairs storage

Kitchen

11'0" x 9'4" (3.37 x 2.86)



with range of fitted base and wall units, single drainer sink unit with mixer taps, 4 ring gas hob with oven under and extractor over, plumbing for automatic washing machine, plumbing for automatic dishwasher, breakfast bar, wall mounted boiler providing domestic hot water and central heating, radiator, downlights, coved ceiling and uPVC double glazed window and door to side.

First Floor

Landing

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

Bedroom 1

15'9" red to 8'0" x 10'0" red to 8'0" (4.82 red to 2.46 x 3.06 red to 2.46)



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

Bedroom 2

10'4" x 8'2" (3.16 x 2.50)



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

Bedroom 3

7'6" x 7'6" (2.30 x 2.31)



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

Bathroom

5'0" x 8'2" (1.53 x 2.50)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps over, part tiled walls, laminate floor, heated towel rail and uPVC double glazed window to rear.

Outside



with side access to rear garden with store area, paved patio and steps down to lawned garden.

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

Band B

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

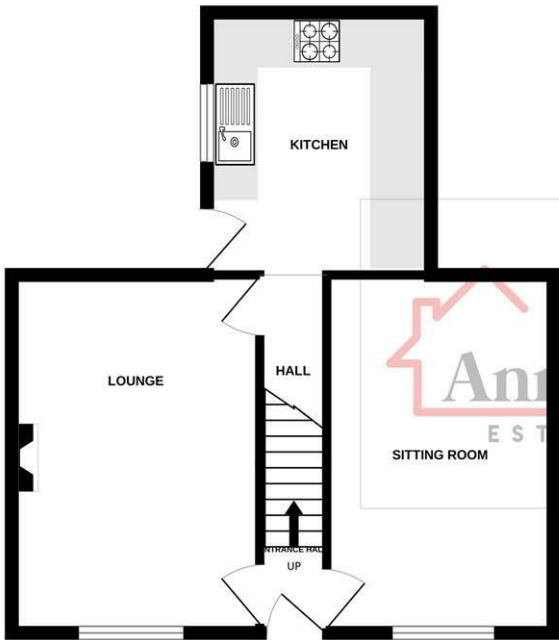
Rights and Easements: None

Restrictions: None

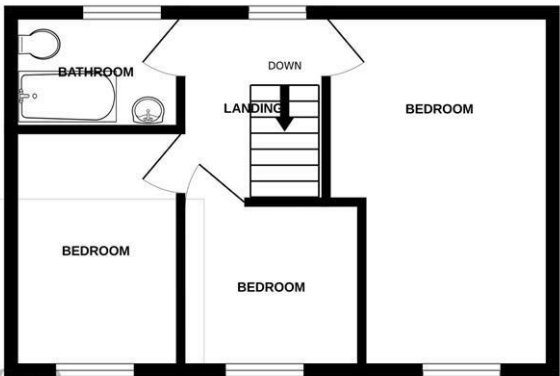
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately three miles 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.