



277a Cwmamman Road, Glanamman, Ammanford, SA18 2AF

Offers in the region of £350,000

Well appointed 3 bedroom detached bungalow standing alone on a larger than average plot. It is approached via a private farm track accessed from the main road giving way to a peaceful setting in which to enjoy 360 degree views over stunning countryside.

The property is well maintained to a high standard with a contemporary and airy feel. There is a south westerly facing Leekes conservatory in which to take in the stunning view whilst enjoying the privacy of the landscaped garden.

All windows and doors have recently been replaced and therefore still under warranty as well as the combination gas boiler providing hot water and heating to radiators. In front of a double height detached garage is a driveway providing parking for 4+ cars accessed via double gates. Water, both inside and out, plus electricity are laid on and an electric opening door gives access.

The garage could easily be converted to an annex if desired subject to the usual planning permissions etc.

The garden is well laid out mainly to lawn both inside and outside the front wall and a large patio area to the rear provides an ideal space for entertaining and relaxing.

The bungalow has generous storage with an airing cupboard and large storage cupboard in the hallway, each of the 3 double bedrooms has its own built in wardrobe.

The bathroom includes a separate shower unit and heated towel rail.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with 2 built in cupboards, hatch to roof space, radiator and textured and coved ceiling.

Lounge

11'10" x 18'1" (3.61 x 5.52)



with electric fireplace, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and side.

Kitchen/Diner

11'3" x 18'1" (3.43 x 5.53)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over, built in double oven, 2 radiators, textured and coved ceiling and uPVC double glazed window to side and rear and Patio doors to

Conservatory

7'3" x 9'3" (2.22 x 2.82)

with radiator, tiled floor and uPVC double glazed windows and French door to side.

Utility

8'1" red to 4'10" x 8'5" red to 6'5" (2.47 red to 1.48 x 2.57 red to 1.96)



with range of fitted base and wall units, plumbing for automatic washing machine, wall mounted boiler providing domestic hot water and central heating, tiled floor, textured and coved ceiling and uPVC double glazed window and door to rear.

Bedroom 1

11'1" x 11'10" to wardrobes (3.38 x 3.62 to wardrobes)



with 2 built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 2

11'11" x 10'10" red to 8'7" (3.65 x 3.31 red to 2.63)



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

Bedroom 3

11'4" red to 8'11" x 10'7" (3.47 red to 2.74 x 3.25)



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

Bathroom

8'0" max x 9'5" max (2.44 max x 2.89 max)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, shower enclosure with mains shower, Respatex walls, tiled floor, heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with lawned garden to front, side drive for 3/4 cars, side access either side of bungalow to enclosed rear garden with patio area, gravelled area, lawned garden and mature shrubs and trees.

Garage

28'2" x 16'0" (8.6 x 4.88)



Travel for approximately 2 miles into the village of Glanamman and the property can be found on the right hand side, accessed via a private lane, identified by our For Sale board.

with electric up and over door, power and light connected and uPVC double glazed window and door to side.

Material Information

UTILITIES:

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 risk in all aspects

Rights and Easements: This property has vehicular right of way over the access lane

Restrictions: None

Council Tax

Band D

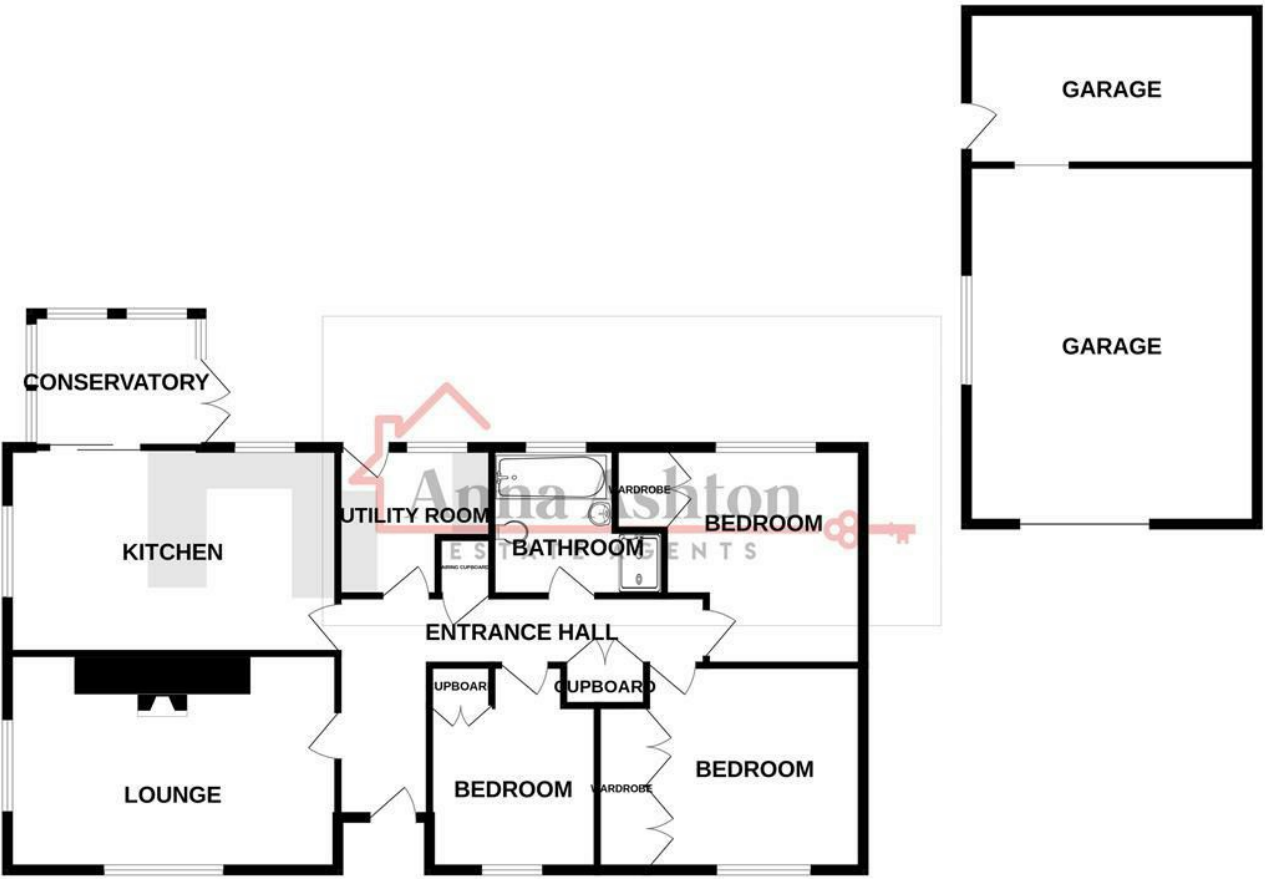
NOTE

All internal photographs are taken with a wide angle lens.

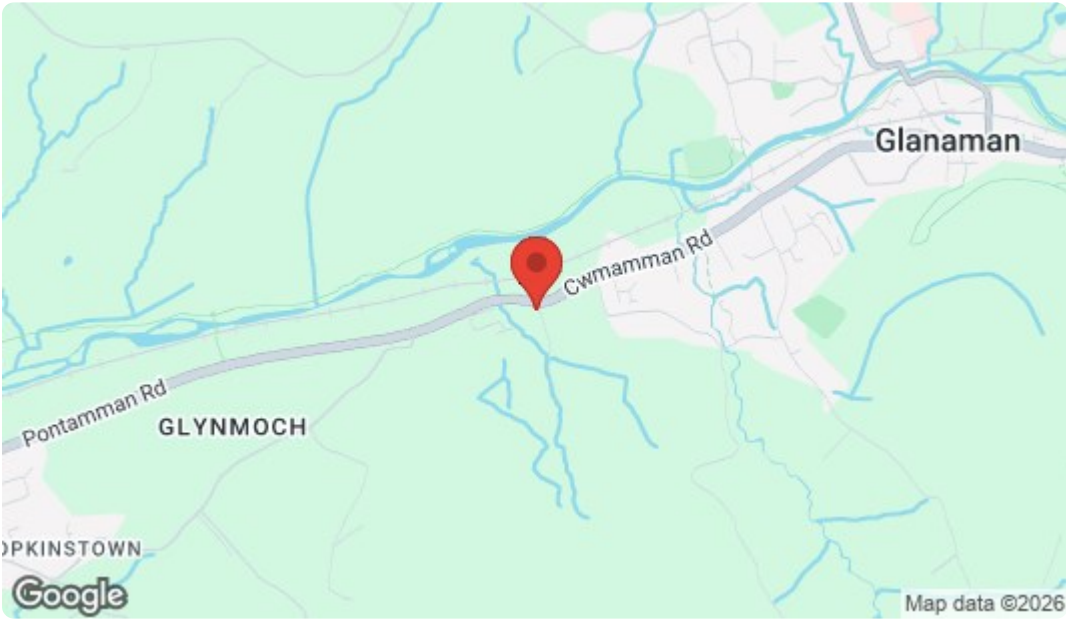
Directions

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

GROUND 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.
Made with Metropix ©2026



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	69	78
EU Directive 2002/91/EC		

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