

7 Maes Llewelyn, Glanamman, Ammanford, SA18 2BE

Offers in the region of £365,000

- Detached Bungalow
- Gas central heating
- Off road parking
- Large garden
- 3 Bedrooms (one with ensuite)
- uPVC double glazing
- Garage
- EPC- C74

Ground Floor

Entrance Hall

17'7" x 5'10" (5.37 x 1.78)

with hatch to roof space, solid oak flooring, coved ceiling and built in cupboard

Lounge

13'4" x 19'6" (4.07 x 5.95)



with solid oak flooring, coved ceiling, down lights and two uPVC double glazed window to front with views over the valley from both windows

Kitchen/Diner

23'10" x 16'2" (7.27 x 4.93)



with base and wall units, display cabinet, stainless steel one and half bowl sink unit with monobloc taps, 4 ring gas hob with extractor over, integrated oven, integrated automatic dish washer, part tiled walls, tiled floors, coved ceiling and uPVC double glazed windows to rear and side and patio doors

Utility

5'6" x 8'4" (1.68 x 2.55)



with base and wall units, plumbing for automatic washing machine, tiled floor, coved ceiling and uPVC double glazed door to side

Bedroom 1

15'7" x 11'5" (4.77 x 3.49)



with built in cupboard, solid oak flooring, coved ceiling and uPVC double glazed window to front with views over the valley

Ensuite

5'10" x 5'9" (1.78 x 1.76)



with low level flush WC, pedestal wash hand basin, corner enclosed shower with shower mains, part tiled walls, heated towel rail, coved ceiling and uPVC double glazed window to side

Bedroom 2

9'1" x 9'9" (2.77 x 2.98)



with built in cupboard, solid oak flooring, coved ceiling and uPVC double glazed window to rear

Bedroom 3/Study

9'1" x 8'8" (2.77 x 2.66)



with solid oak flooring, coved ceiling and uPVC double glazed window to rear

Bathroom

7'3" x 5'7" (2.23 x 1.72)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over, part tiled walls, tiled floor, heated towel rail, coved ceiling and uPVC double glazed window to side

Outside



With lawned area to front, driveway to side, parking for numerous cars, side access to side and rear gardens with lawned area, paved patio area, two greenhouses, large timber shed (14' x 8'), vegetable plot,

raised beds and fruit trees, steps leading to river and further bluebell woodland with mature shrubs and trees followed by path along the river

past the Car Wash into Maes Llewelyn, follow the road into the close and the bungalow can be found on the left hand side, straight ahead of you.

Garage

With electric up and over door

Bluebell Garden



Material Information

UTILITES:

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%, O2 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:

Restrictions:

Council Tax

Band E

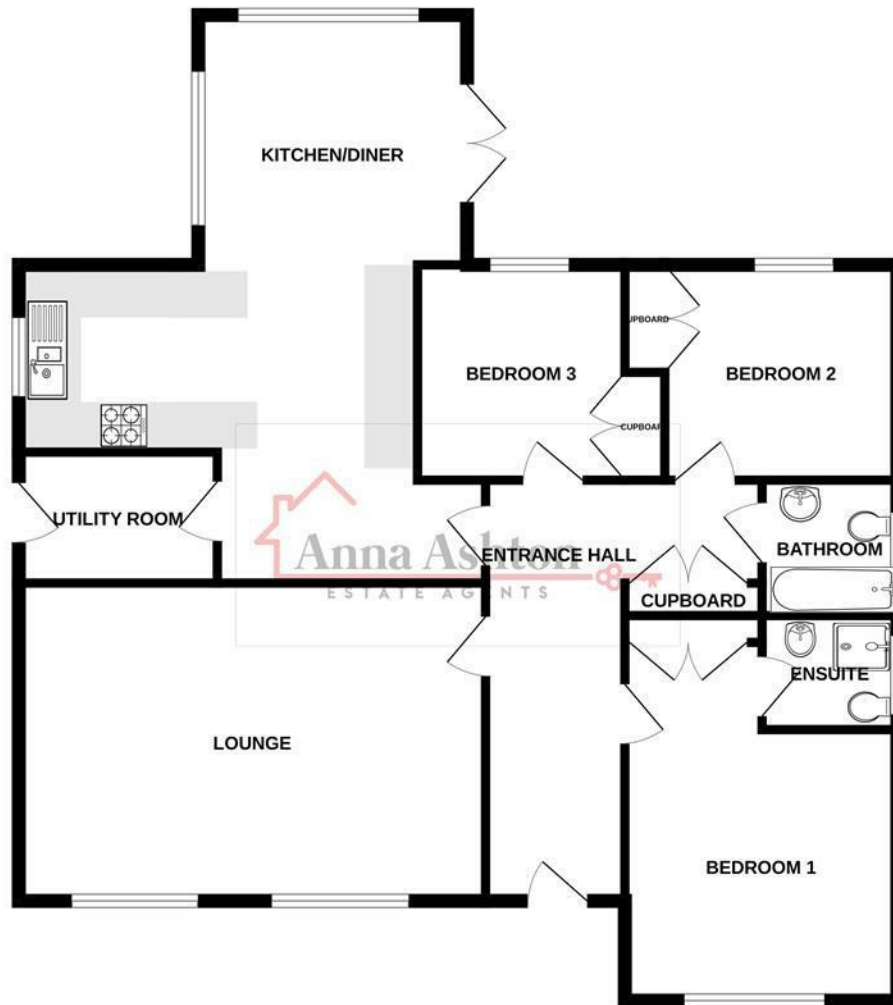
NOTE

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 then turn second right

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.
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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	74	85
		EU Directive 2002/91/EC

Please note:

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