



6 Ashgrove, , Ammanford, SA18 2JU

Offers in the region of £279,950

- No Onward Chain!
- 4 bedrooms
- uPVC double glazing
- Detached garage
- Detached bungalow
- Gas central heating
- Off road parking
- Front and rear gardens

Ground Floor

uPVC double glazed entrance door to

Porch

with tiled floor and uPVC double glazed door to

Entrance Hall

with hatch to roof space, airing cupboard with slatted shelves and radiator, tiled floor and textured and coved ceiling.

Lounge/Diner

12'10" red to 9'11" x 26'6" (3.92 red to 3.04 x 8.08)



with laminate floor, 2 radiators, textured and coved ceiling and uPVC double glazed window and bow window to front.

Kitchen

14'4" x 9'5" (4.39 x 2.89)



with range of fitted base and wall units, display cabinet, stainless steel one and a half bowl sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, textured and

coved ceiling and uPVC double glazed window and door to side.

Bedroom 1

13'0" x 9'5" (3.97 x 2.89)



with fitted wardrobes, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

7'10" x 13'1" (2.40 x 3.99)



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

Bedroom 3

9'3" x 9'9" (2.82 x 2.99)



with laminate floor, radiator, textured ceiling and uPVC double glazed window to side.

Bedroom 4

8'9" x 9'9" (2.67 x 2.99)



with laminate floor, radiator, textured ceiling and uPVC double glazed window to side.

Bathroom

7'2" x 6'7" (2.20 x 2.02)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, tiled floor, extractor fan, heated towel rail, textured ceiling and uPVC double glazed window to side.

Outside



with gravelled garden to front with mature shrubs, side tarmac drive for 3 cars leading to detached garage with up and over door, side access either side to rear garden with paved patio and gravelled areas.

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 80mbps

Upload: 20mbps

Mobile coverage: Vodafone: 80% 3:77%

EE: 74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

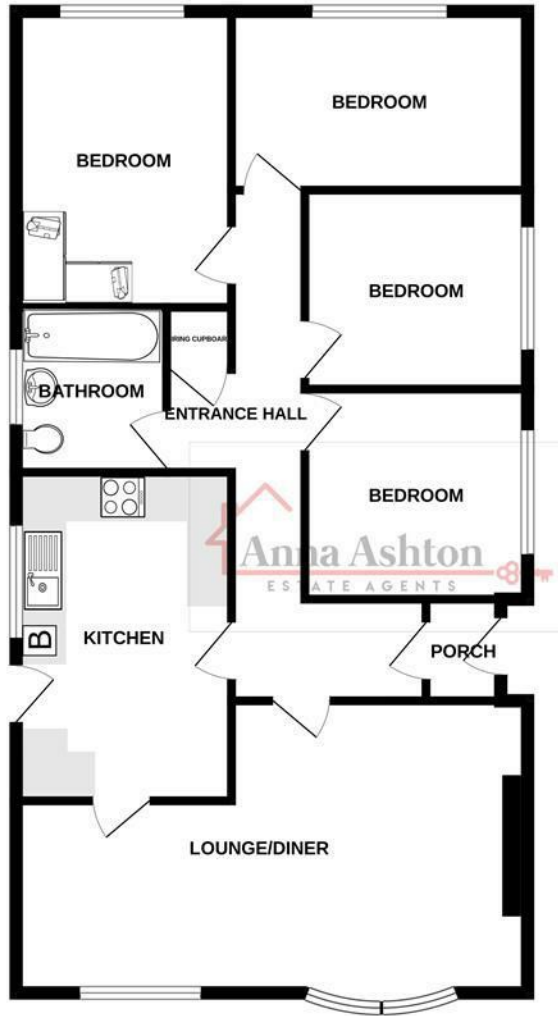
Rights and Easements: None

Restrictions: None

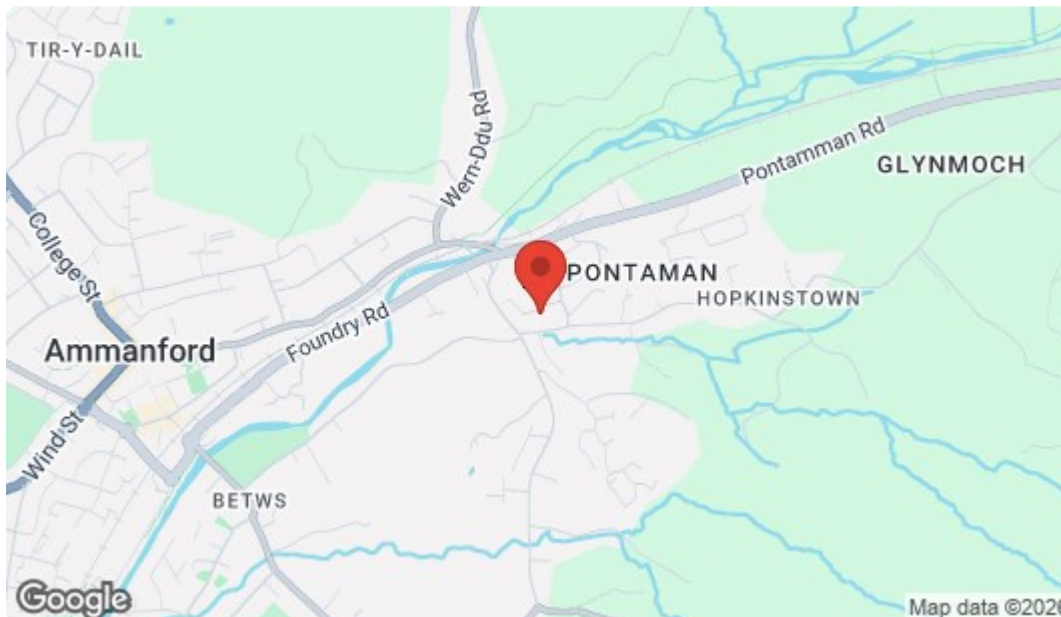
Directions

Leave Ammanford on High Street and turn left onto Pontamman Road. Take the first right into James Griffiths Road and follow the road up the hill then turn first right into Ashgrove and continue into the estate and the bungalow is the last but one on the left, identified by our For Sale board.

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			91
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.