



8 Maes Llewelyn, Glanamman, Ammanford, SA18 2BE

Offers in the region of £304,950

- Detached Bungalow
- Gas central heating
- Garage
- Enclosed rear garden
- NO ONWARD CHAIN
- 3 Bedrooms
- uPVC double glazing
- Off road parking
- Far reaching views

Ground floor

with uPVC double glazed entrance door leading to

Entrance Hall

with solid oak flooring, underfloor heating, coved ceiling, hatch to roof space and airing cupboard

Lounge

15'7" x 11'9" (4.76 x 3.59)



with gas fire in feature surround, solid oak flooring, underfloor heating, coved ceiling and uPVC double glazed window to front and side

Kitchen/dinner

15'3" x 11'1" (4.66 x 3.38)



with base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring induction hob with extractor over,

integrated oven, integrated microwave, integrated dishwasher, plumbing for automatic washing machine, electric points for under counter fridge freezer (if required), part tiled walls, tiled floor, underfloor heating, coved ceiling, uPVC double glazed windows to side and French doors to rear

Bedroom 1

12'0" x 10'0" (3.66 x 3.07)



with solid oak flooring, underfloor heating, coved ceiling and uPVC double glazed window to front

Ensuite

5'8" x 6'4" (1.75 x 1.95)



with low level flush WC, pedestal wash hand basin, walk in shower with mains shower, tiled floor, tiled walls, heated towel

rail, extractor fan, coved ceiling and uPVC double glazed window to side

Bedroom 2

11'8" x 10'7" (3.58 x 3.25)



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

Bedroom 3

8'8" x 7'1" (2.65 x 2.18)



with solid oak flooring, underfloor heating, coved ceiling and uPVC double glazed window to side

Bathroom

7'1" x 6'5" (2.17 x 1.97)



with low level flush WC, pedestal wash hand basin, walk in shower with dual head shower, part tiled walls, tiled floor, extractor fan, heated towel rail, coved ceiling and uPVC double glazed window to side

Garage

17'11" x 10'4" (5.47 x 3.17)

with electric door, wall mounted gas boiler providing domestic hot water and central heating, power and light connected and uPVC double glazed door to side

Outside



with gravelled area, driveway to front leading to garage. Enclosed rear garden with far reaching views, patio area, lawned area and paved path leading to wooden shed to side.

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed:Download- 1800Mbps,

Upload- 220Mbps

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

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very Low risk, Flooding from small watercourses and surface water- Very Low risk

Rights and Easements: None

Restrictions: None

Council Tax

Band D

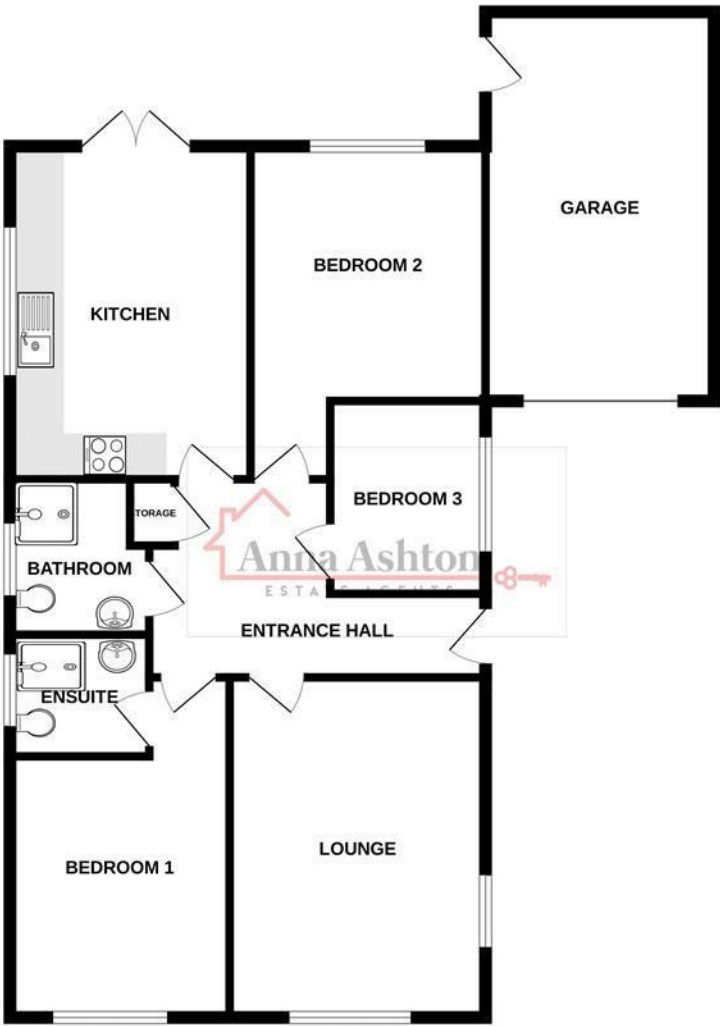
NOTE

All internal photographs are taken with a wide angle lens.

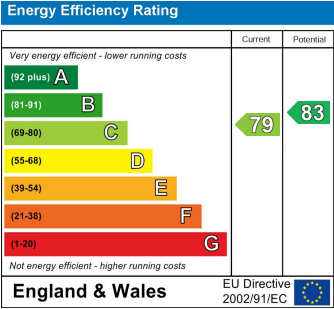
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn second right past the Car Wash into Maes Llewelyn, follow the road into the close and follow the road round to the the right and the property can be found on the right hand side 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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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.