



4 James Griffiths Road, , Ammanford, SA18 2AS

Offers in the region of £340,000

A deceptively spacious bungalow situated in a sought after location, on the edge of Ammanford close to local amenities and within easy access of the main shopping and transport facilities. Accommodation comprises entrance hall, lounge/diner, kitchen, utility room, 3 bedrooms, WC, utility and bathroom. The property benefits from gas central heating, uPVC double glazing, garage, parking for numerous cars, large front and rear gardens. Viewing is highly recommended.

uPVC double glazed door to

Entrance Hall

with radiator, built in cupboards and coved ceiling.

Lounge/ Dining room

23'3" x 13'4" (7.09 x 4.08)



with electric fire in tiled surround, two radiators, coved ceiling, uPVC double glazed window to front and sliding patio door to rear.

Kitchen

11'0" x 13'8" (3.36 x 4.19)



with base and wall units, display cabinets, single bowl stainless steel sink unit with mixer taps, 4 ring electric hob with oven under, plumbing for automatic dish washer, tiled walls, tiled floor, radiator, tongue and groove ceiling and uPVC double glazed window and door to rear.

WC

2'8" x 6'0" (0.82 x 1.83)

with low level flush WC, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

13'1" x 10'10" (3.99 x 3.32)



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

Bedroom 2

13'1" x 11'1" (3.99 x 3.38)



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

Bedroom 3

11'1" x 9'2" (3.40 x 2.80)



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

Bathroom

10'11" x 7'1" (3.35 x 2.18)



with low level flush WC, pedestal wash hand basin, panelled bath with mixer taps, shower enclosure with mains shower, extractor fan, radiator, coved ceiling and uPVC double glazed window to rear.

Utility

6'5" x 9'0" (1.97 x 2.76)

with plumbing for automatic washing machine, hatch to roof space, textured ceiling, built in cupboard and uPVC double glazed window and door to rear.

Garage

with a up and over door.

Outside



Level garden with lawned area and mature shrubs to front, side access to rear garden leading to paved area, outside tap and lawned garden.

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed: Download 80 Mbps, Upload 20 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 D

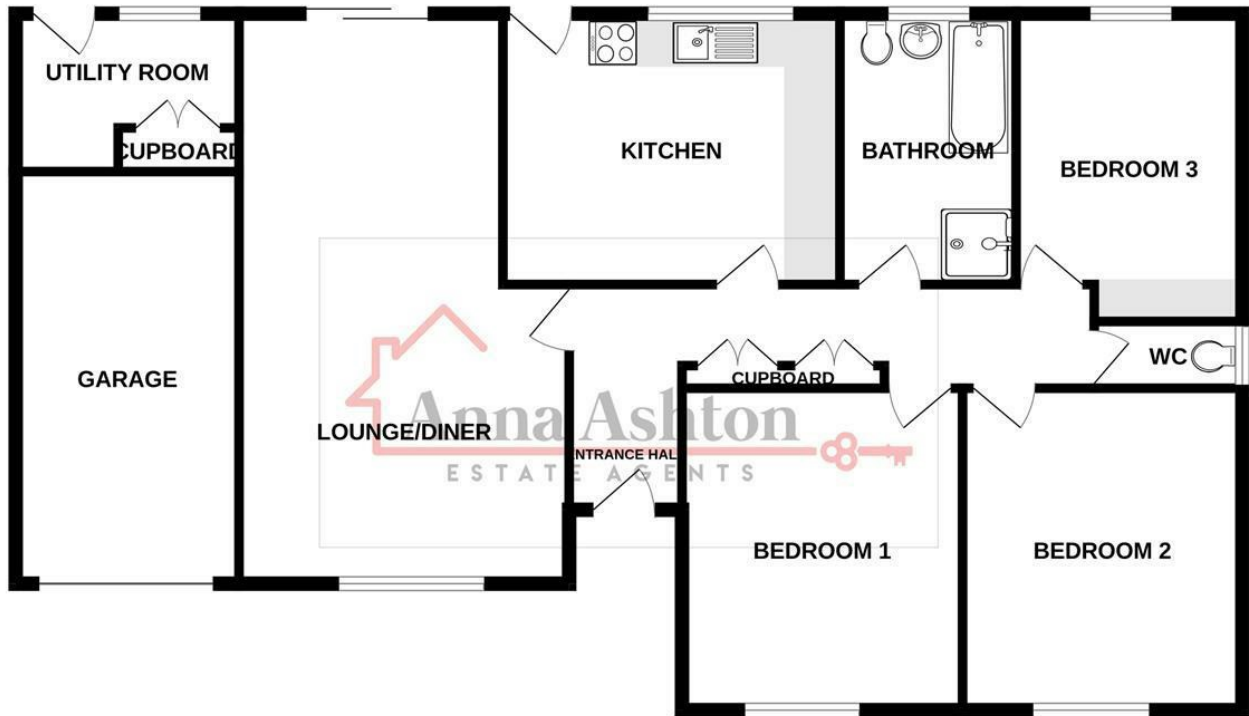
NOTE

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. Turn first right into James Griffiths Road and the bungalow 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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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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.