



55 Cwmamman Road, Glanamman, Ammanford, SA18 1DQ

Offers in the region of £250,000

- Semi detached cottage
- Gas central heating
- Off road parking
- Well maintained gardens
- 3 bedrooms
- uPVC double glazing
- Detached garage/workshop
- Viewing highly recommended

Ground Floor

uPVC double glazed entrance door to

Lounge

13'10" x 20'0" (4.23 x 6.10)



with stairs to first floor, under stairs cupboard, multi fuel fireplace in stone wall, wood floor, 2 radiators, downlights and 2 uPVC double glazed windows to front.

Kitchen

9'5" x 20'9" (2.89 x 6.35)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring gas hob with extractor over, built in double oven, plumbing for automatic dishwasher, tiled floor, radiator, coved ceiling and uPVC double glazed window and door to rear and door to side.

First Floor

Landing

with radiator and uPVC double glazed window to side.

Bedroom 1

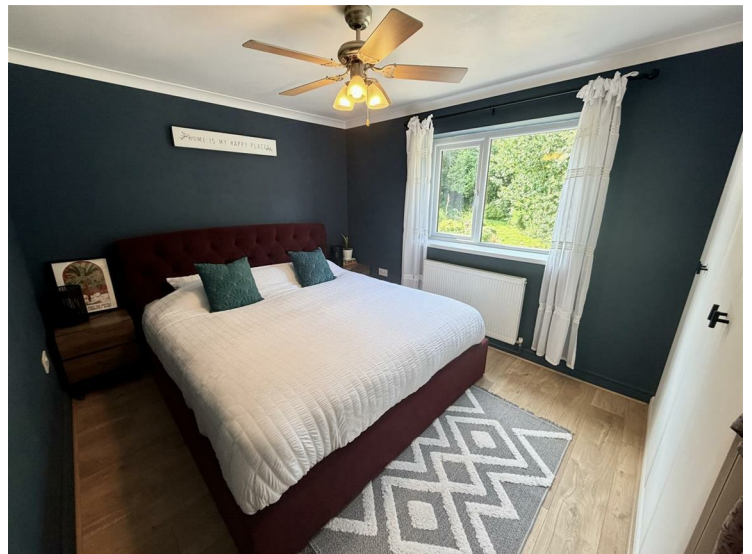
9'10" red to 4'9" x 13'2" red to 9'7" (3.02 red to 1.45 x 4.03 red to 2.93)



with radiator and uPVC double glazed window to front.

Bedroom 2

9'6" x 12'1" (2.90 x 3.69)



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

Bedroom 3

13'11" x 6'3" (4.26 x 1.91)



with hatch to roof space, radiator and uPVC double glazed window to front.

Bathroom

7'6" red to 5'10" x 7'9" red to 5'0" (2.30 red to 1.78 x 2.37 red to 1.54)



with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure with mains dual head shower, part tiled and part Respatex walls, extractor fan, heated towel rail, downlights, coved ceiling and uPVC double glazed window to rear.

Outside



with off road parking for 2-3 cars, side access leading to rear garden with paved

patio area, steps up to a well maintained garden with wildlife pond, multiple mature fruit and nut trees and plenty of space for a large outbuilding at top of garden, lawned garden, gravelled and paved walkways.

Utility

24'0" x 8'4" (7.34 x 2.56)



accessed via drive, kitchen or garden with fitted base units, sink unit, plumbing for automatic washing machine, laminate floor, radiator and uPVC double glazed window to rear, 2 to side and French doors to side. Wooden stable door and window to front.

Garage

15'11" x 17'5" (4.87 x 5.33)



with stainless steel sink unit, wall mounted boiler providing domestic hot water and central heating, power and light connected and electric up and over door.

Store

15'0" red to 7'8". 16'10" red to 6'7" (4.58 red to 2.34. 5.15 red to 2.02)



Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Follow the road for approximately 3 miles into the village of Glanamman and the property can be found on the right hand side, identified by our For Sale board.

with low level flush WC, power and light connected and uPVC double glazed window to rear.

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Upload: 1800mbps

Download: 220mbps

Mobile coverage: Vodafone 80% 3: 77%

EE:74% 02: 62%

Solar panels on roof of garage that heats the water

ISSUES WITH POTENTIAL IMPACT:

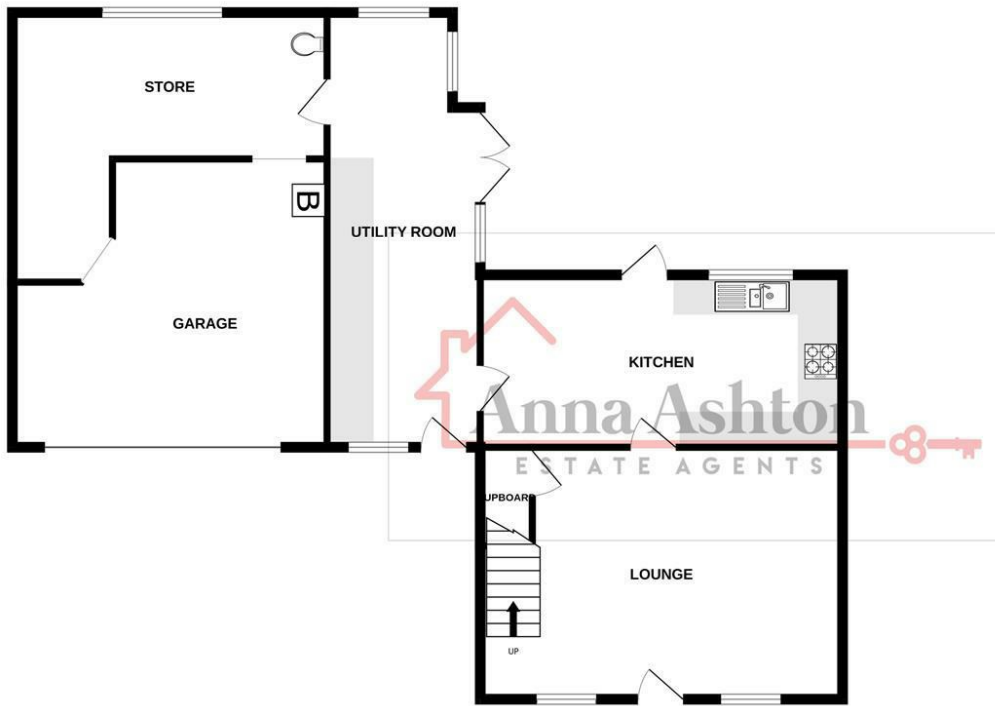
Flood Risk: Very low risk in all aspects

Rights and Easements: None

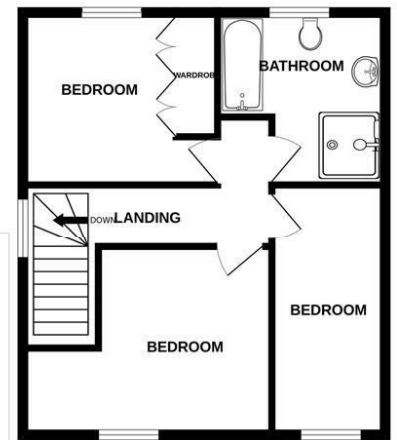
Restrictions: None

Directions

GROUND FLOOR



1ST 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
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.