



Cawdor House Garnant, , Ammanford, SA18 1YW

Offers in the region of £410,000

- Detached house in need of renovation set in approximately 4 acres
- 2 reception rooms
- Solid Fuel central heating
- Off road parking for several cars
- 4 bedrooms
- 2 bathrooms
- uPVC double glazing
- Large attached garage

Ground Floor

uPVC double glazed entrance door to

Porch

with door to

Entrance Hall

with stairs to first floor, large under stairs cupboard radiator and textured and coved ceiling.

Lounge

18'0" into bay x 11'4" (5.51 into bay x 3.46)



with multi fuel fire in stone surround, radiator, textured and coved ceiling and uPVC double glazed bow window to front.

Sitting Room

20'8" into bay x 11'11" (6.31 into bay x 3.65)



with stained glass window into kitchen, radiator, textured and coved ceiling and uPVC double glazed bow window to front.

Kitchen

18'8" x 10'11" (5.69 x 3.33)



with range of fitted base and wall units, display cabinets, stainless steel double drainer sink unit with pillar taps, Aga providing domestic hot water, Trianco gravity fed solid fuel boiler providing domestic hot water, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to front and rear and stable door to side.

First Floor

Landing

with built in cupboard, radiator, textured and coved ceiling and 2 uPVC double glazed windows to rear.

Bedroom 1

18'4" into bay x 11'2" (5.61 into bay x 3.42)



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

Bedroom 2

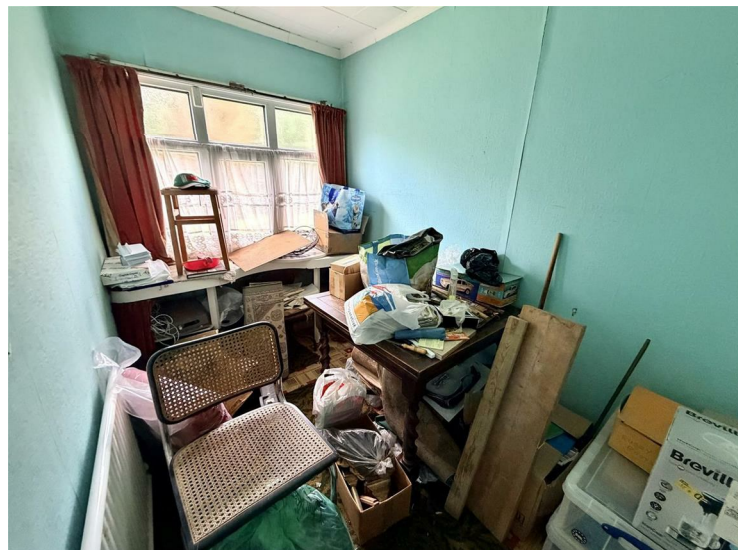
13'4" x 12'7" (4.07 x 3.85)



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

Bedroom 4

10'9" x 6'0" (3.28 x 1.85)



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

Bedroom 3

10'11" x 11'6" (3.34 x 3.53)



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

Bathroom 1

7'4" x 6'0" (2.26 x 1.83)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, tiled walls, radiator, textured ceiling and uPVC double glazed window to side.

Bathroom 2

10'7" x 7'10" (3.23 x 2.39)



with steps down, tiled floor, radiator, vanity wash hand basin, 2 built in cupboards, tiled alcove with panelled bath, tiled walls and uPVC double glazed window to rear.

Separate WC

4'10" x 2'9" (1.49 x 0.84)

with low level flush WC, tiled walls, tiled floor and uPVC double glazed window to rear.

Outside



Set in approximately 4 acres with large lawned gardens, bordering the Cwm Garnant River. Parking for numerous cars, long sweeping drive, further uncultivated area.

Attached Garage

15'5" x 23'11" (4.7 x 7.3)

with log burner, cold water tap, 3 windows to rear, 2 radiators and large manual roller door.

WC

2'11" x 4'6" (0.91 x 1.38)

with radiator and lflwc.

Council Tax

Band

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic Tank (emptied July 2026)

Heating: Solid Fuel

Broad Band Speed: Download: 41mbps

Upload: 7mbps

Mobile coverage: 3: 83% Vodafone: 80%

EE: 76% 02: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk from rivers, very low risk from the sea, High risk from surface water and small watercourses.

Rights and Easements: Right of way access up to the left hand turn towards Cawdor House

Restrictions:

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 3.5 miles, enter the 40mph zone and just before you reach the Neath Port Talbot sign on your left there is a right hand turn. Follow this road until you see the sign for Cawdor House.

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		
(81-91) 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

Please note:

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