



Wauncefn, Heol Ddu, Ammanford, Carmarthenshire SA18 2UN

£540,000 For Sale

Property Features

- Plot extends to 0.30 acres in total
- Large Drive Way
- Stunning Newly Built 5-Bedroom Detached Home
- Modern, High-Specification Interior Throughout
- Spacious Open-Plan Kitchen and Living Areas
- Flooded with Natural Light Throughout
- Edge-of-Town Location with Countryside Views
- Quiet Position with Excellent Access to Ammanford and Beyond
- The Vendor would consider Rent to Buy and / or Part Ex options subject to

Property Summary

Wauncefn, Heol Ddu, Ammanford is a beautifully designed brand-new 5-bedroom detached residence, located on the outskirts of Ammanford in a peaceful yet highly convenient semi-rural setting. This superb family home blends striking contemporary design with spacious, light-filled interiors and high-quality finishes throughout. Ideal for modern living, Wauncefn offers generous proportions, excellent natural light, and seamless indoor-outdoor

These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.

family life and stylish



Full Details

Overview

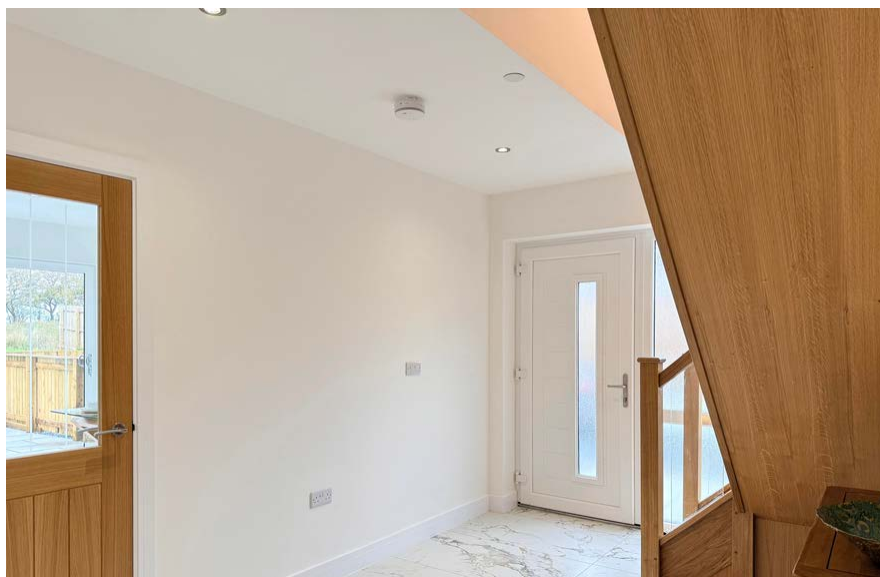
Constructed to a high standard, Wauncefn offers an exceptional opportunity to own a newly built home in a desirable location. Designed with both functionality and aesthetics in mind, the property features five well-proportioned bedrooms and three modern bathrooms, including a luxurious en-suite to the principal bedroom. The heart of the home is an expansive open-plan kitchen, dining, and living area, complemented by a separate lounge or snug that could also serve as a home office. A practical utility room and generous built-in storage add to the home's convenience.

The stylish kitchen boasts sleek cabinetry, high-end appliances, and a central island, all beautifully illuminated by large windows and glazed doors that lead directly onto the rear garden. Throughout the home, every room has been thoughtfully planned to maximise space, comfort, and natural light, with high ceilings and an abundance of windows creating a bright and airy atmosphere.

Situation

Ammanford is a thriving town in Carmarthenshire, offering a balance of rural charm and modern convenience. Known for its strong sense of community and attractive setting at the foot of the Black Mountain, the town appeals to families, commuters, and retirees alike. Ammanford boasts a range of amenities including supermarkets, independent shops, cafes, schools, and healthcare services, as well as leisure facilities and parks. The town is well-connected, with a train station offering direct services to Swansea and Shrewsbury via the Heart of Wales line, and excellent road access to the M4 corridor, making it ideal for commuters.

Local education includes both English and Welsh-medium primary and secondary schools, while respected independent schools such as Llandovery College, Christ College Brecon, and St Michael's in Llanelli are within comfortable driving distance.



Ground Floor

Hallway

2.80m x 5.29m (9' 2" x 17' 4") Tiled flooring. Oak staircase to first floor

Lounge

3.96m x 3.98m (13' 0" x 13' 1") Carpet flooring. Sliding doors to front. Aerial socket

Sitting Room/Bedroom 5

3.48m x 3.99m (11' 5" x 13' 1") Carpet flooring. Window to front. Aerial sockets

Cloakroom

2.15m x 0.98m (7' 1" x 3' 3") WC. Wash hand basin. Mirrored light. Walls tiled. Tiled floor

Kitchen/Diner

7.53m x 3.99m (24' 8" x 13' 1") Tiled flooring. Range of base and wall units. Island unit with wine rack. Integrated fridge and freezer. 4-ring hob (electric). 1.5 sink. Dishwasher. Sliding doors to garden. Window to rear

Utility Room

1.71m x 2.15m (5' 7" x 7' 1") Base and wall units. 1.5 sink. Plumbing for washing machine/tumble dryer. Door to side. Tiled flooring

Plant Room

1.29m x 1.39m (4' 3" x 4' 7") Cabinet unit. Hot water tank and pressurised cylinder. Underfloor heating manifold. Airtech Airsource heating control panel

First Floor

Landing

3.88m x 1.11m (12' 9" x 3' 8") Carpet flooring (heating). Attic access. Window to side. Radiator

Bedroom 1

4.02m x 4.24m (13' 2" x 13' 11") Window to front. Carpet flooring. Radiators. Aerial sockets





Bedroom 2

3.20m x 3.99m (10' 6" x 13' 1") Window to front. Carpet flooring. Radiators. Aerial sockets

Main Bathroom

2.79m x 3.13m (9' 2" x 10' 3") Window to side. Tiled flooring and walls. Extractor fan. Wash hand basin. Vanity unit. Mirrored light. Free-standing bath with mixer tap and showerhead. Double shower (mixer valve). Towel rail

Bedroom 3

4.00m x 3.16m (13' 1" x 10' 4") Window to rear. Carpet flooring. Radiators. Aerial socket

Bedroom 4 (Master Bedroom)

4.28m x 4.04m (14' 1" x 13' 3") Juliet balcony overlooking rear garden. Low level double radiator. Carpet flooring. Feature lights

En-Suite

1.20m x 2.04m (3' 11" x 6' 8") Window to side. Tiled floor and walls. W.C. Wash hand basin. Vanity unit. Mirrored light. Double shower. Extractor unit. Towel rail

Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

We understand the property benefits from all mains services.

Air source unit externally for heating/ hot water.

PV electric solar panels onto the slate roof to keep the property efficient.

It should be noted that none of the services have been tested.



Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Council tax Band

Band D - Approximately £2232.06 per annum for 2025/2026 for Carmarthenshire County Council

Energy Performance Certificate

EPC Rating B (85)

What 3 Word/Post Code

sticky.probable.passwords SA18 2UN

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW. Tel. 01267 234567.

Local Authority

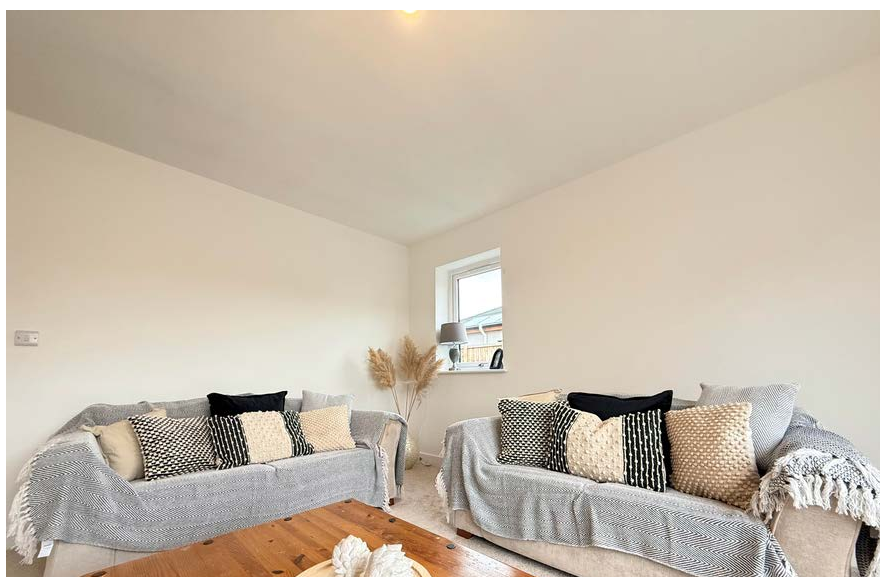
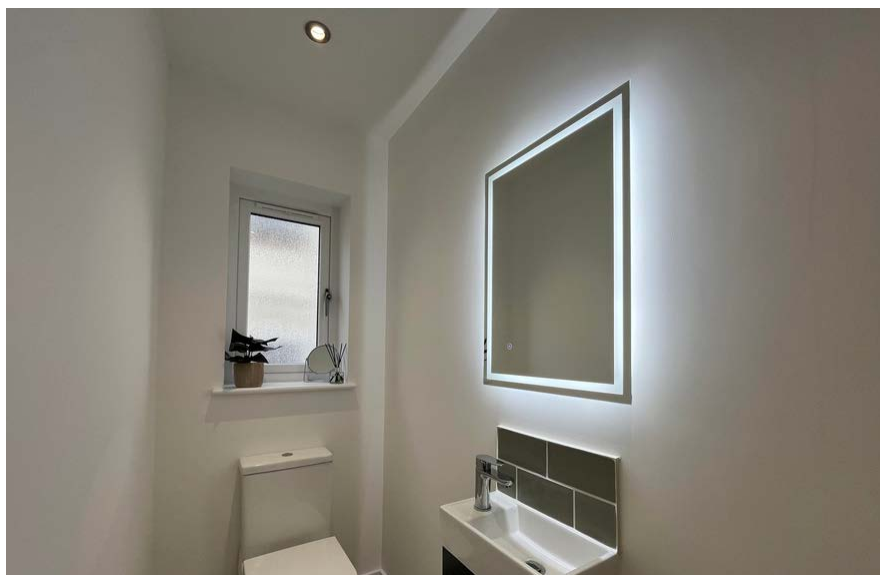
Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Plans, Areas & Schedules

A copy of the plan attached is for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £540,000.



Viewing

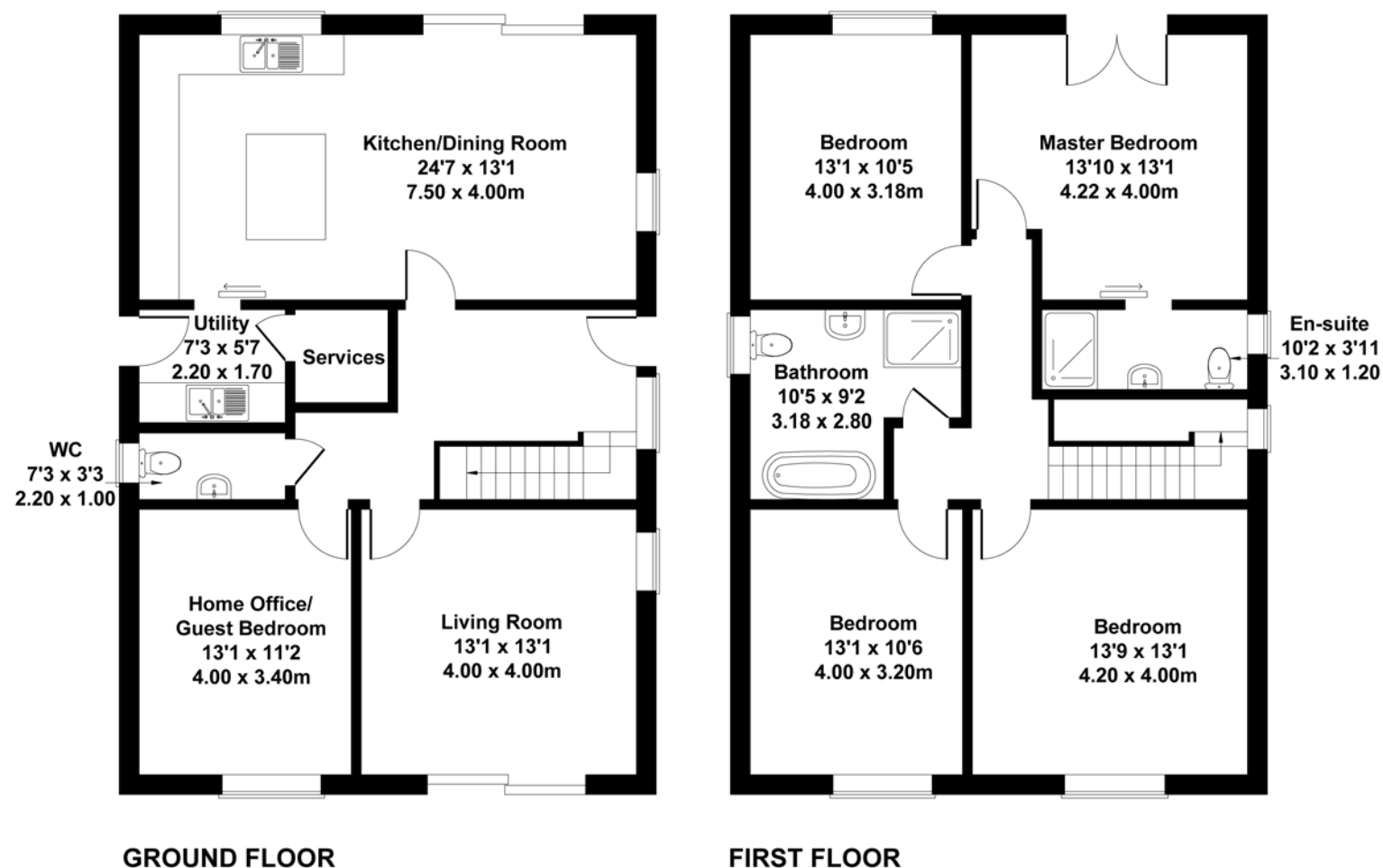
Strictly by appointment with sole selling agents, Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612023 or email: property@reesrichards.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Wauncefn, Heol Ddu, Ammanford

Approximate Gross Internal Area
1798 sq ft - 167 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

