



House - Semi-Detached (EPC Rating: C) Freehold

TIRYDAIL LANE, AMMANFORD, SA18 3AN

Offers In The Region Of

£290,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this well presented and extended Semi Detached House , overlooking Ammanford Park to the front and Ammanford Recreation Grounds to the rear and within a level walking distance of Ammanford Town Centre, with all local amenities for shopping, schools, leisure centre and transport links. The well presented accommodation briefly comprises: Entrance Hallway, Lounge, L-shaped kitchen with living / dining area, utility room, cloakroom to the Ground Floor, with Three Double Bedrooms (1 en-Suite) and a family bathroom located on the First Floor. The property benefits from uPVC Double Glazing and Gas Central Heating. Externally a Front forecourt, side parking, and a level enclosed south facing rear Garden with Garage and workshop. EPC - C73. Council Tax Band - C. The property is Freehold. VIEWING RECOMMENDED

Ground Floor

With front entrance door leading into...

Entrance Hall

Stairs to first floor, radiator and laminate flooring

Lounge

22'0" x 11'10"

Coved ceiling, Fireplace with log burning stove, radiator, uPVC double glazing window to front and side. laminate flooring, spot lights and double doors leading to the kitchen..

Kitchen / Living Area

24'3" x 17'1" reduced to 8'10"

Coved ceiling with spotlights, uPVC double glazed window to side and rear, uPVC double glazed door to rear, with a velux window, fitted with a range of modern base and wall units, one and a half bowl sink unit, gas hob with extractor above, eye level double electric oven, plumbing for dishwasher, tiled floor, walk in pantry.

Utility

8'6" x 8'6"

Base Units and surface, plumbing for automatic washing machine, radiator, space for fridge/freezer, tiled floor, uPVC double glazed window to side and uPVC door to the side.

Downstairs WC

7'10" x 3'7"

Coved ceiling, low level flush WC, pedestal wash hand basin, part tiled walls, extractor fan, radiator and uPVC double glazed window to side.

First Floor

Landing

Coved ceiling, hatch to roof space, airing cupboard with radiator.

Bedroom 1

12'6" x 11'10"

Coved ceilings, radiator, fitted wardrobe and uPVC double glazed window to front.

En Suite

Low Level flush WC, pedestal wash hand basin, shower cubicle mains shower, extractor fan, heated towel rail, part tiled walls and uPVC double glazed window to front

Bedroom 2

9'10" x 10'2"

Coved ceiling, spot lights, radiator, laminate flooring, fitted wardrobe and uPVC double glazed window to side

Bedroom 3

12'2" x 7'10"

Coved ceilings, spot lights, radiator and double glazed doors to veranda with views of the Recreation park

Family Bathroom

9'2" x 7'3"

Coved ceilings, low level flush WC, pedestal wash hand basin, paneled bath. shower cubicle, extractor fan, spotlights, heated towel rail, part tiled walls, tiled floor and uPVC double glazed frosted window to rear

Externally

Front

Forecourt, with side driveway.

Rear

Workshop, level enclosed south facing garden mainly paved, with veg plots and flower beds. Rear gate leads on to the recreation Park.

Garage

19'8" x 9'10"

Electric connected, up and over door



Services

Mains Gas, Electric water and drainage.

Council Tax

Band C

TENURE

Freehold

NOTE

All photographs are taken with a wide angle lens.

NOTE.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@mallard-properties.co.uk

SOCIAL MEDIA

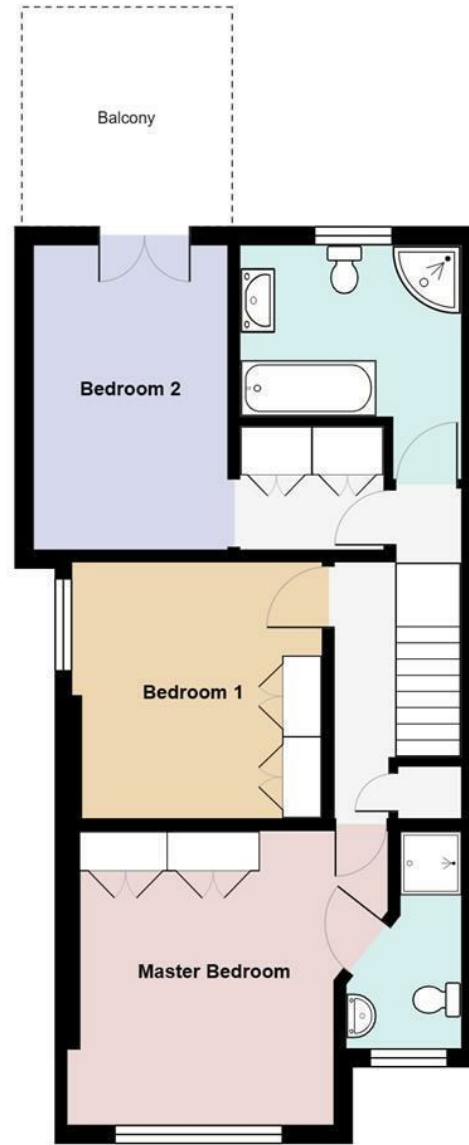
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DIRECTIONS

Leave Ammanford on Wind Street at the roundabout take the last turning right onto Tirydail Lane and the property can be located on the right hand side, identified by our For Sale board..



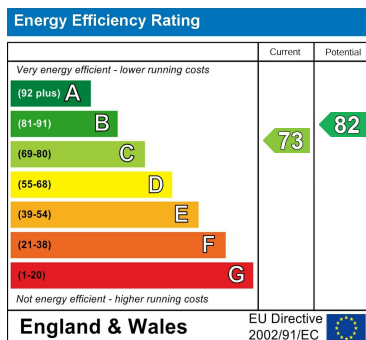
THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB



Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.