



92 Dyffryn Road, Saron, Ammanford, SA18 3TN

Offers in the region of £175,000

A semi detached house set within one mile of Ammanford town centre and within easy travelling distance of the M4 motorway. Accommodation comprises entrance hall, open plan lounge/diner/kitchen, downstairs shower room, 3 bedrooms and upstairs WC. The property benefits from oil central heating, uPVC double glazing, off road parking and rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs storage, radiator, textured and coved ceiling and uPVC double glazed window to side.

Open Plan Lounge/Diner/Kitchen

22'6" red to 8'3" x 16'6" red to 9'6" (6.88 red to 2.53 x 5.05 red to 2.91)



with electric fire in feature surround, built in cupboard, range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, part tiled walls, part laminate floor, textured and coved ceiling and PVC double glazed window to front and rear.

Rear Hall

4'1" x 3'2" (1.26 x 0.97)

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

Shower Room

9'8" x 6'6" (2.97 x 1.99)



with low level flush WC, pedestal wash hand basin, walk in shower with mains shower, radiator, tiled walls, extractor fan, built in cupboard with radiator and slatted shelves, textured and coved ceiling and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

12'4" x 8'9" (3.77 x 2.67)



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

Bedroom 2

10'2" x 9'1" (3.11 x 2.78)



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

Bedroom 3

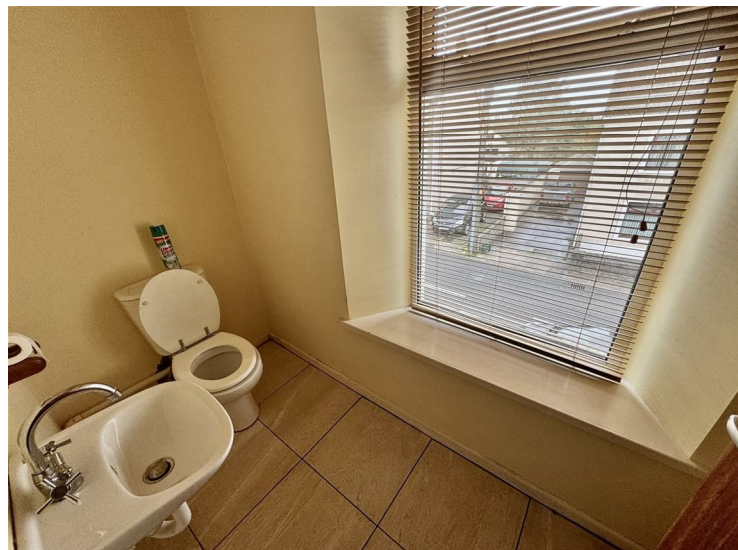
7'6" x 7'10" (2.31 x 2.41)



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

WC

3'8" x 7'6" (1.14 x 2.29)



with low level flush WC, vanity wash hand basin, tiled floor, radiator, textured ceiling and uPVC double glazed window to front.

Outside



with paved garden to front, sider access to large off road parking area leading to rear garden with lawn garden, gravelled garden, large timber shed/workshop with sink unit, external boiler providing domestic hot water and central heating and mature shrubs and trees.

Services

Mains electricity, water and drainage.

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

Band C

Directions

Leave Ammanford on College Street, turn third left into Station Road then second right

onto Dyffryn Road. Follow the road for approximately 1 mile and the property can be found on the left hand side, identified by our For Sale board.

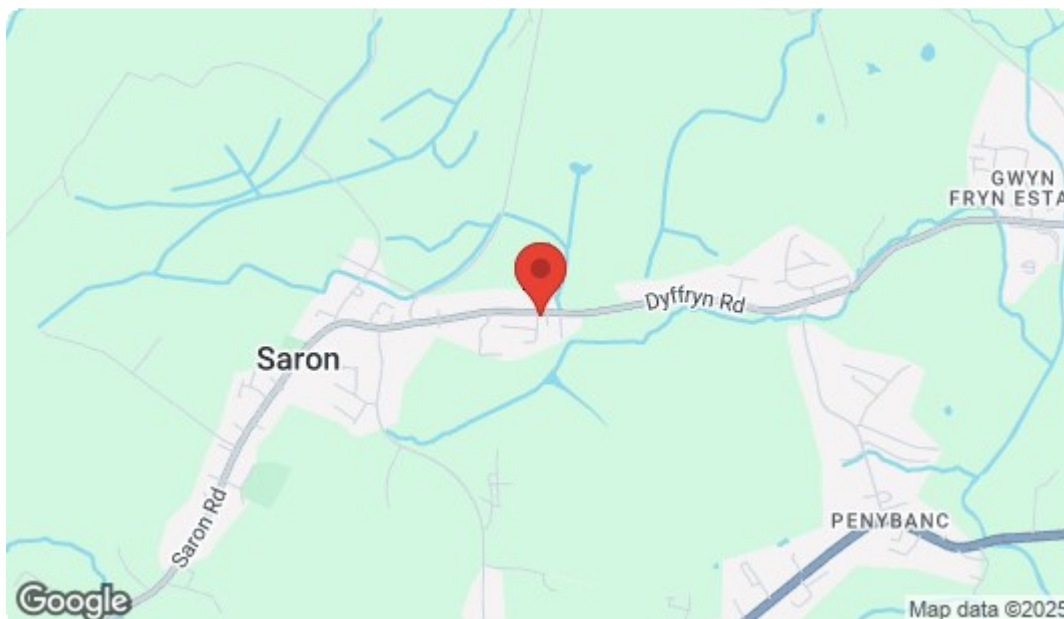
GROUND FLOOR



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
Environmental Impact (CO₂) 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.