



53 Pantyffynnon Road, Ammanford, Ammanford, SA18 3HH

Offers in the region of £165,000

A semi detached house set on the outskirts of Ammanford town centre, within easy access of the M4 and walking distance of public transport facilities, local primary school and the town centre.

Accommodation comprises vestibule, lounge, kitchen, downstairs bathroom, lean to and 3 bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking and rear garden.

Ground Floor

uPVC double glazed entrance door to

Porch

4'8" x 3'6" (1.44 x 1.07)
with tiled floor and door to

Lounge

22'11" x 16'4" (7 x 5)



with stairs to first floor, under stairs cupboard, tiled floor, 2 radiators and uPVC double glazed window to front.

Kitchen

12'5" x 9'4" (3.79 x 2.85)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with original taps, 4 ring gas hob with extractor over and oven under, tiled floor, radiator, hatch to roof space and uPVC double glazed window to side.

Downstairs Bathroom

7'4" x 12'5" (2.26 x 3.79)



with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, tiled floor, textured ceiling, extractor fan, radiator and uPVC double glazed window to side and rear.

Lean to

11'8" x 6'8" (3.57 x 2.05)



with work surface, stainless steel sink unit, tiled floor, polycarbonate roof and uPVC double glazed windows and door to side.

First Floor

Landing

with hatch to roof space and uPVC double glazed window to rear.

Bedroom 1

12'9" x 9'3" (3.91 x 2.84)



with radiator, downlights and uPVC double glazed window to front.

Bedroom 2

9'10" x 10'4" (3 x 3.15)



with radiator and uPVC double glazed window to rear.

Bedroom 3

9'6" x 6'9" (2.91 x 2.07)



with radiator and uPVC double glazed window to front.

Outside



with off road parking for 2 cars, rear garden with lawned areas, shingled pathways and patio area.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind Street and

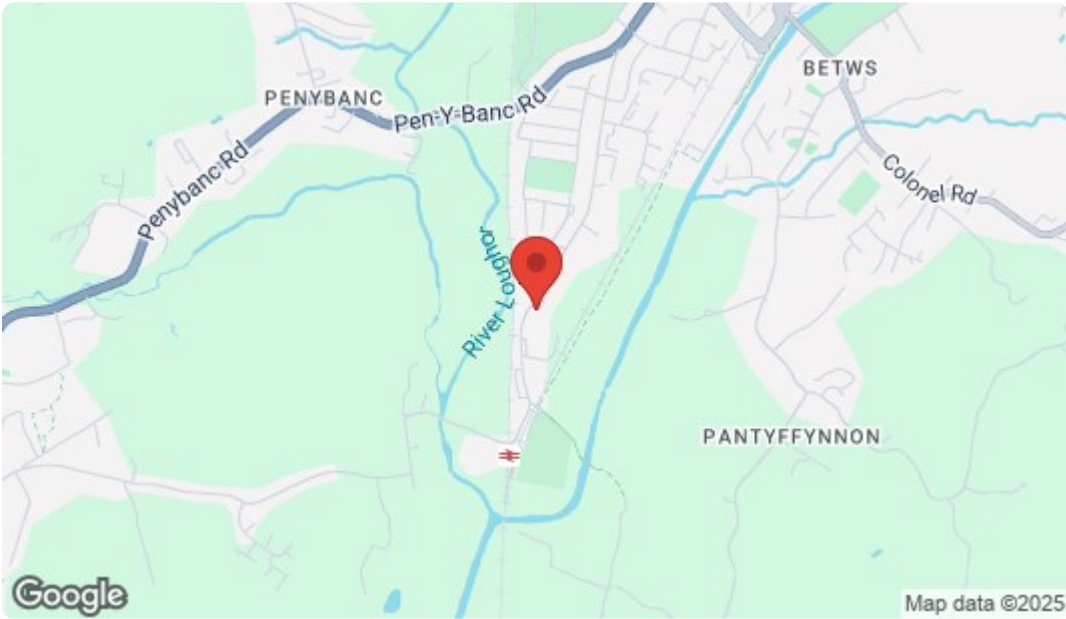
proceed through the traffic lights then fork left into New Road. Continue on into Pantyffynnon Road and the property can be found on the left hand side, identified by our For Sale board.

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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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 (CO ₂) 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.