

205 Dyffryn Road, , Ammanford, SA18 3TN

Offers in the region of £370,000

Situated on Dyffryn Road in the town of Ammanford, this impressive detached dormer bungalow offers a perfect blend of space and comfort. With five well-appointed bedrooms, including one with an en suite bathroom, this property is ideal for families or those seeking extra room for guests.

The bungalow boasts two reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next. With three bathrooms in total, morning routines will be a breeze, accommodating the needs of a busy household. Newly installed (June 2025) solar panels which are owned outright.

Outside, the property is surrounded by gardens and ample off road parking. The generous parking space for up to six vehicles and also the integral garage is a significant advantage, making it convenient for both residents and visitors alike.

Ground Floor

Hardwood entrance door to

Entrance Hall

with stairs to first floor, built in cupboard and radiator.

Lounge

12'11" x 19'6" (3.94 x 5.96)



with gas fire in feature surround, radiator, coved ceiling and 2 uPVC double glazed windows to rear. Opening to

Kitchen/Diner

19'5" x 10'9" (5.93 x 3.30)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, Range cooker with extractor over, integrated automatic dishwasher, part tiled walls, part tiled and part laminate floor, 2 radiators, spotlights, coved ceiling and uPVC double glazed window to side and French doors to rear.

Utility

5'5" x 10'10" (1.66 x 3.31)



with range of fitted base and wall units, stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor and uPVC double glazed door to side.

Downstairs Shower Room

5'10" x 8'9" (1.79 x 2.67)



with low level flush WC, vanity wash hand basin, shower enclosure with mains shower, radiator, part tiled walls, tiled floor, extractor fan, shaver point and uPVC double glazed window to side.

Office/Bedroom 5

9'2" red to 5'2" x 13'5" red to 10'10" (2.81 red to 1.58 x 4.10 red to 3.31)



with radiator and uPVC double glazed window to front.

Bedroom 4

8'9" x 9'7" (2.68 x 2.93)



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

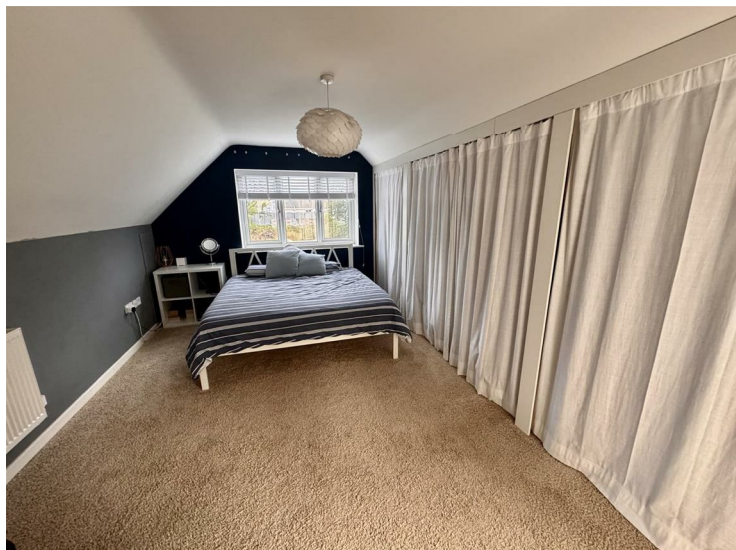
First Floor

Landing

with hatch to roof space, built in store cupboard, eaves storage, radiator and Velux window to front.

Bedroom 1

15'2" x 12'11" (4.63 x 3.95)



with built in storage, radiator and uPVC double glazed window to front.

En Suite

8'10" x 5'8" (2.70 x 1.73)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, tiled floor, part tiled walls, extractor fan and Velux window to side.

Bedroom 2

12'11" x 11'11" (3.94 x 3.64)



with radiator and Velux window to front and rear.

Bedroom 3

12'5" x 12'11" (3.80 x 3.95)



with radiator and uPVC double glazed window to rear.

Bathroom

7'4" x 8'9" (2.25 x 2.68)



with low level flush WC, pedestal wash

hand basin, panelled bath, shower enclosure with mains shower, part tiled walls, tiled floor, extractor fan, radiator and Roof window to rear.

Outside



with tarmac drive to front and side with space for several car, gavelled area and side access either side of the property to enclosed rear garden with lawned area, hard standing areas, outside sockets and tap.

Services

Mains gas, electricity, water and drainage. Owned Solar Panels.

NOTE

All internal photographs are taken with a wide angle lens.

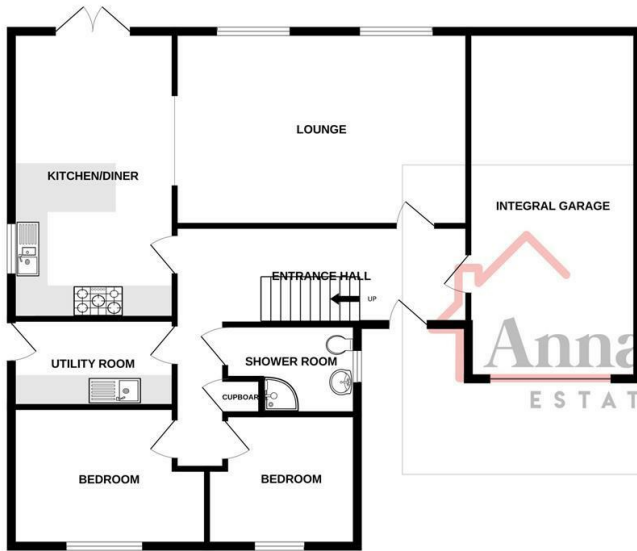
Council Tax

Band E

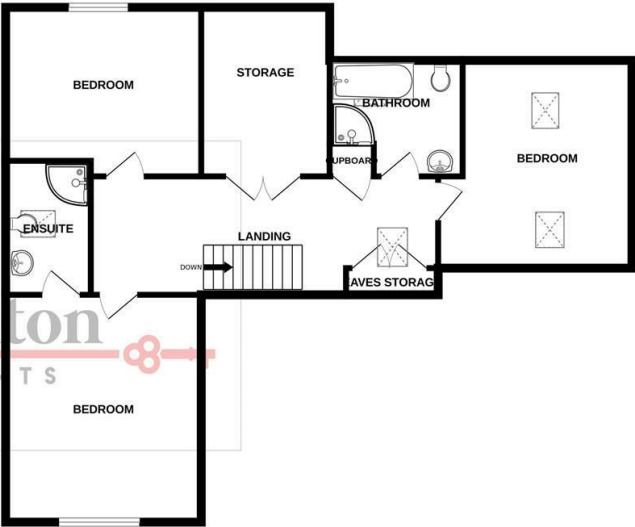
Directions

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 take the right hand turning to cut over to Llandybie and the property can be found immediately 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 (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.