



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**16 Tirydail Lane
Ammanford
Carmarthenshire
SA18 3AT**

Price £225,000



- Four bedroom semi detached house
- Lounge area, dining area
- Kitchen, utility
- Bathroom, downstairs WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- NO FORWARD CHAIN



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

We have the pleasure in offering for sale this four bedroom semi detached property within close proximity to Ammanford town centre and all its amenities.

EPC Rating: D60

Tirydail Lane, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom semi detached property within close proximity to Ammanford town centre and all its amenities including shops, banking, primary schools, secondary schools, leisure centre, restaurants, public houses, places of worship, railway station, bus station and a further 7 miles to junction 49 of the M4.

The accommodation briefly comprises entrance hall, dining area, lounge area, kitchen, utility room, downstairs WC, landing, bathroom and four bedrooms.

The property benefits from Upvc glazing, gas fired central heating, low maintenance rear garden, CAT5 Ethernet wiring and is within walking distance to Ammanford town centre & Ammanford railway station.

Upvc glazed door to

Entrance Hall

Coved ceiling, tiled floor.

Dining Area (16' 9" Max x 11' 5" Min) or (5.10m Max x 3.48m Min)

Upvc glazed window to rear, two radiators, coved ceiling, stairs to first floor, under stair storage, alcove storage, TV point, hard wired smoke alarm.

Lounge Area (12' 9" Max x 12' 6" Max) or (3.88m Max x 3.80m Max)

Upvc glazed bay window to front, radiator, coved ceiling, TV points, tiled hearth.

Kitchen (14' 7" Max x 10' 3") or (4.44m Max x 3.12m)

Upvc glazed window to side, two radiators, eight down lights, tiled floor, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, integrated fridge freezer, integrated dishwasher, TV point, extractor fan, hard wired smoke alarm.

Utility Room (6' 4" x 6' 0") or (1.94m x 1.82m)

Upvc glazed door to side, upvc glazed window to rear, radiator, tiled floor, fitted base units, work surface, tiled splash back ,stainless steel sink unit with mixer tap, plumbing for automatic washing machine, hard wired smoke alarm, Worcester gas fired boiler controlling domestic hot water and central heating.

Tirydail Lane, Ammanford, Carmarthenshire.

W.C. (7' 11" Max x 4' 3") or (2.41m Max x 1.29m)

Radiator, tiled floor, close coupled WC, pedestal wash hand basin, extractor fan.

Landing

Coved ceiling, two hard wired smoke alarms, hatch to roof space.

Bedroom 4 (8' 1" x 6' 0") or (2.46m x 1.84m)

Upvc glazed window to front, radiator, coved ceiling, telephone point.

Bedroom 1 (13' 7" Max x 10' 6" Max) or (4.15m Max x 3.21m Max)

Upvc glazed bay window to front, radiator, coved ceiling, TV point.

Bedroom 2 (10' 9" Max x 10' 7" Max) or (3.27m Max x 3.22m Max)

Upvc glazed window to rear, radiator, coved ceiling, TV point.

Bathroom (7' 10" Max x 6' 9" Max) or (2.38m Max x 2.06m Max)

Upvc glazed window to side, towel radiator, four down lights, tiled floor, part tiled walls, part Respatex walls, bath with shower over, close coupled WC, pedestal wash hand basin, extractor fan, mirrored bathroom cabinet.

Bedroom 3 (10' 9" Max x 7' 2" Max) or (3.27m Max x 2.19m Max)

Upvc glazed window to rear, radiator, coved ceiling, TV point, telephone point.

Outside

Tiled area to front.
Side pedestrian path to rear garden.
Gravelled area to side with stepping stones leading to rear lawned area with mature trees. Artificial lawn area to rear and storage shed.

Broadband and Mobile phone

There is Superfast broadband available in the area.
There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

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Directions

Leave Ammanford on College Street take a left into Station Road. Proceed into Tirydail Lane where the property can be found on the left hand side.

