



24 Tirydail Lane, , Ammanford, SA18 3AT

Offers in the region of £189,950

- Semi Detached house
- 2 Receptions rooms
- Mostly uPVC double glazing
- NO ONWARD CHAIN
- 3 Bedrooms
- Gas central heating
- Rear garden

Ground Floor

With uPVC double glazed entrance door leading to

Porch

3'4" x 3'11" (1.04 x 1.21)

Entrance hall

with stairs to first floor and a radiator

Lounge

24'10" x 12'5" (red to 10'6") (7.59 x 3.81 (red to 3.22))



with two radiators, partly coved ceiling and uPVC double glazed bay window to front and window to rear

Dining room

12'9" x 10'9" (3.91 x 3.28)



with under the stairs cupboard, radiator and uPVC double glazed window to side

Kitchen

12'0" x 15'1" (3.66 x 4.60)



with base and wall units, one and a half bowl stainless steel sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, hatch to roof space, radiator, uPVC double glazed window to rear and door to side and wooden single glazed window to side.

Landing

with hatch to roof space, radiator and built in storage cupboard

Bedroom 1

10'3" x 16'11" (3.13 x 5.16)



with radiator and uPVC double glazed windows to front

Bedroom 2

10'3" x 16'11" (3.13 x 5.16)



with radiator and uPVC double glazed window to rear

Bedroom 3

8'1" x 10'9" (2.48 x 3.28)



with radiator and uPVC double glazed window to rear

Bathroom

5'11" x 7'4" (1.81 x 2.25)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, radiator and uPVC double glazed window to side

Outside



with paved area to front. Further paved patio area to rear, lawned garden and brick built shed.

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed: Download- 1800

Mbps, Upload- 220 Mbps

Mobile coverage: Vodafone- 80%, three
77%, EE 74%, O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low
risk, Flooding from surface water and small
watercourses- Very low risk

Rights and Easements:

Restrictions:

Council Tax

Band C

NOTE

All internal photographs are taken with a
wide angle lens.

Directions

Leave Ammanford on College Street, turn
first left into Iscennen Road and follow the
road to the mini roundabout. At the round
about take the third exit and carry on up the
hill and the property can be found on the
right hand side, identified by our For Sale
board.



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		100+
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.