Anna Ashton
ESTATE AGENTS









24 Tirydail Lane, , Ammanford, SA18 3AT

For quick sale £179,950

- 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, pluming 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.

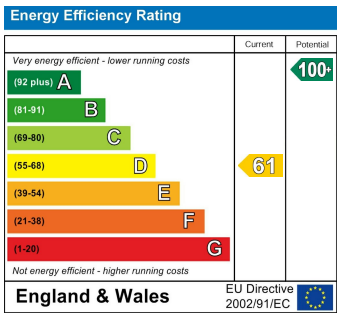
Directions

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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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.