



29 Tirydail Lane, Ammanford, Ammanford, SA18 3AS

Offers in the region of £199,950

A semi detached house set within reasonable walking distance of Ammanford town centre with its range of schools, shops, restaurants and transport facilities. Accommodation comprises entrance hall, lounge, kitchen, utility room, downstairs shower room, 3 bedrooms, and bathroom. The property benefits from gas central heating, uPVC double glazing and enclosed rear garden.

Ground Floor

Entrance Hall

with stairs to first floor and radiator

Lounge

11'11" x 21'10" (3.65 x 6.67)



with radiator, two alcoves, under the stairs cupboard, frosted window into utility room and two uPVC double glazed window to front

Kitchen

20'9" x 10'2" (6.35 x 3.10)



with base and wall units, one and half sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, partly tiled walls, two radiators and two uPVC roof windows and patio doors to rear

Basement room

with access hatch from kitchen

Utility

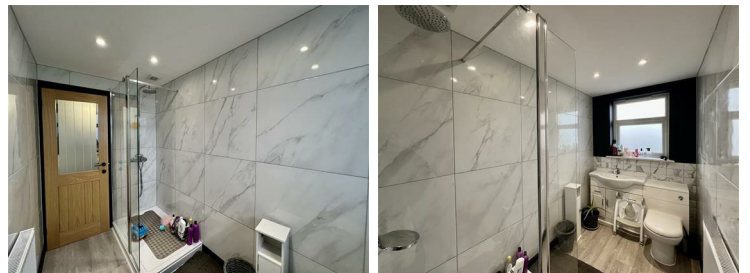
9'9" x 4'10" (2.99 x 1.48)



with work surface, mounted gas boiler providing domestic hot water and central heating plumbing for automatic washing machine, radiator and uPVC double glazed window to side and door

Downstairs showeroom

9'8" x 4'11" (2.97 x 1.52)



with low level flush WC, vanity wash hand basin with cupboards under, walk in corner shower, partly tiled walls, extractor fan and uPVC double glazed window to rear

First Floor

Landing

with hatch to roof space and cupboard

Bedroom 1

13'4" x 10'6" (4.07 x 3.21)



with radiator and uPVC double glazed window to front

Bedroom 2

12'2" x 9'8" inc to 11'8" (3.71 x 2.96 inc to 3.58)



with radiator and two uPVC double glazed windows to front

Bedroom 3

10'2" x 9'8" inc to 10'6" (3.12 x 2.96 inc to 3.22)



with radiator and uPVC double glazed window to rear

Bathroom

6'0" inc to 9'10" x 5'8" (1.85 inc to 3.02 x 1.74)



with low level flush WC, vanity wash hand basin, panelled bath with dual head rainfall shower, tiled walls, extractor fan, heated towel rail and uPVC double glazed window to front

Outside

hand side, identified by our For Sale board.



enclosed rear garden with paved patio, lawned area and further uncultivated garden

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220 mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

Restrictions: None

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

Band C

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 left

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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		84
(69-80) C		
(55-68) D	64	
(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.