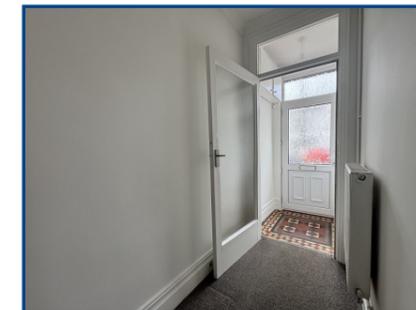


**16 Tirydail Lane  
Ammanford  
Carmarthenshire  
SA18 3AT**

**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

**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**



Viewing: **01269 591 884**

Website: **www.ctf-uk.com**

Email: **ammanford@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**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](mailto:surveys@ctf-uk.com).

**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.

**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**

C

**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.

