



House - Semi-Detached (EPC Rating:) Freehold

DYFFRYN ROAD, SARON, AMMANFORD, SA18 3TN

Offers In The Region Of

£220,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Semi Detached Property, Ideal for First Time Buyers. The property is located within the small village of Saron, offering local amenities of primary school, community hall and post office with further shopping, leisure, schools and good transport links located approximately 3 miles away in Ammanford Town Centre with the M4 Motorway approximately 4 miles away at Junction 49. The accommodation comprises, entrance hall, large lounge, kitchen/diner, utility room and shower room located on the ground floor with 3 bedrooms and shower room on the first floor. The property benefits from Oil Central Heating and uPVC Double Glazing. Externally there is ample off road parking and easy to maintain rear garden.

Council Tax Band - C. Freehold. EPC - TBC. NO ONWARD CHAIN.

Ground Floor

With front entrance porch leading into...

Entrance Hall

With radiator and stairs to first floor.

Lounge

7.2 x 4.2 (23'7" x 13'9")

With radiator, feature fireplace with inset electric fire, textured and coved ceiling and window to the front and rear of the property.

Kitchen/Diner

4.6 x 4.4 (15'1" x 14'5")

With a range of base and wall units, display cabinets, single bowl stainless steel sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, free standing oil fired boiler providing domestic hot water and central heating, radiator, coved ceiling, part tiled walls, tiled floor window to the side and rear hall leading to side door and ...

Utility Room

1.7 x 1.0 (5'6" x 3'3")

With radiator and window to the rear of the property.

Shower Room

1.4 x 4. (4'7" x 13'1")

With low level flush WC, pedestal wash hand basin, double shower cubicle, radiator, part tiled walls, tiled floor and window to the rear of the property.

First Floor

Landing Area

With hatch to roof space and airing cupboard.

Bedroom 1

3.2 x 2.8 (excl wardrobes) (10'5" x 9'2" (excl wardrobes))

With radiator and window to the rear of the property.

Bedroom 2

3.0 x 2.3 (9'10" x 7'6")

With radiator and window to the front of the property.

Bedroom 3

3.0 x 2.2 (9'10" x 7'2")

With radiator and window to the front of the property.

Shower Room

1.5 x 2.0 (4'11" x 6'6")

With low level flush WC, pedestal wash hand basin, corner shower cubicle, extractor fan, heated towel rail and window to the side of the property.

External

Front: With front forecourt and side parking area.

Rear: With enclosed level easy to maintain garden backing onto open farmland. Oil Tank.

Services

Mains electricity, water and drainage

Council Tax

- Band C

Tenure

Freehold

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.



VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

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Directions


Leave Ammanford on College Street, turn third left into Station Road then second right, proceed over the level crossing and up the hill towards Saron and as you reach the top of the hill the property can be found on the left hand side, identified by our for sale board.



Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

