



House - Semi-Detached (EPC Rating: E) Freehold

DYFFRYN ROAD, AMMANFORD, SA18 3TN

Offers In The Region Of

£175,000

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Semi Detached House set in a sought after location of Saron. Local amenities including school and shops lie within 1 mile with Ammanford town centre approximately 2 miles away, and the M4 motorway is also within easy access. The accommodation comprises Entrance hall, Open Plan Lounge/Diner/Kitchen, Shower Room on the Ground Floor with 3 Bedrooms and an Upstairs WC on the First Floor. Externally, there is ample off road parking to the rear and a garden mainly laid to lawn. The property benefits from Oil Central Heating & uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC - E40. NO ONWARD CHAIN!

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator, stairs to first floor, under stairs storage, coat hooks, textured and coved ceiling and window to side.

Open Plan Lounge/Diner/Kitchen

6.88 red to 2.53 x 5.05 red to 2.91 (22'6" red to 8'3" x 16'6" red to 9'6")

With radiator, feature fireplace with electric inset, built in cupboard, a range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, electric cooker point with extractor over, plumbing for automatic washing machine, part tiled walls, part laminate floor, textured and coved ceiling and window to front and rear.

Rear Hallway

With radiator, laminate floor, textured and coved ceiling, window to rear and door to side.

Shower Room

2.97 x 1.99 (9'8" x 6'6")

With low level flush WC, pedestal wash hand basin, walk in double shower with mains shower, extractor fan, radiator, built in cupboard with radiator and slatted shelves, tiled walls, textured and coved ceiling and obscure glass window to rear.

First Floor

Landing

With hatch to roof space, textured and coved ceiling and window to side.

Bedroom 1

3.77 x 2.67 (12'4" x 8'9")

With radiator, textured and coved ceiling and window to rear.

Bedroom 2

3.11 x 2.78 (10'2" x 9'1")

With radiator, textured and coved ceiling and window to front.

Bedroom 3

2.31 x 2.41 (7'6" x 7'10")

With radiator, textured and coved ceiling and window to rear.

Upstairs WC

1.14 x 2.29 (3'8" x 7'6")

With low level flush WC, vanity wash hand basin, tiled floor, radiator, textured ceiling and window to front.

External

Front: With paved front fore court and side access to rear.

Rear: With access to large off road parking area leading to garden with lawn, gravel section, timber shed/workshop with sink unit and external boiler providing hot water and central heating.

Services

Mains water, electric and drainage. Oil Tank.

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

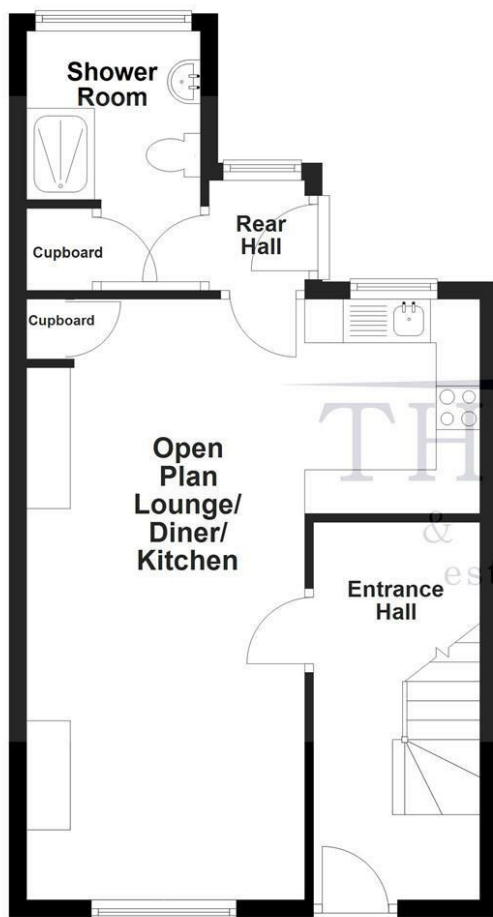
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions

Leave Ammanford on College Street, turn third left into Station Road then second right onto Dyffryn Road. Follow the road for approximately 1 mile and the property can be found on the left hand side, identified by our For Sale board.



Ground Floor



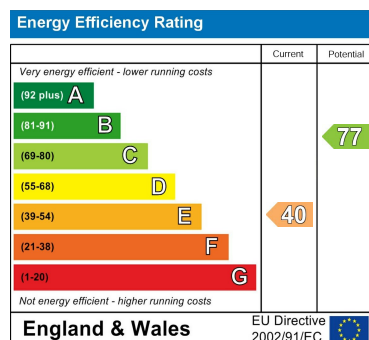
First Floor



Council Tax Band

C

Energy Performance Graph



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.