



79 Tirydail Lane, , Ammanford, SA18 3AN

Offers in the region of £229,950

- Semi detached house
- 3 bedrooms
- uPVC double glazing
- Garage
- Town centre location
- Gas central heating
- Off road parking
- Enclosed rear garden

Ground Floor

uPVC double glazed entrance door to

Vestibule

with part tiled walls, tiled floor, textured and coved ceiling and door to

Entrance Hall

with stairs to first floor, radiator, dado rail, textured and coved ceiling and laminate floor.

Lounge/Diner

26'10" x 15'5" red to 13'3" (8.18 x 4.70 red to 4.05)



with feature surround, 3 radiators, laminate floor, textured and coved ceiling and uPVC double glazed Bay window to front, window to side and rear.

Kitchen

13'10" x 10'6" (4.22 x 3.22)



with range of fitted base and wall units, display cabinets, Belfast sink unit with monobloc tap, 5 ring Range cooker with extractor over, integrated automatic dishwasher, part tiled walls, laminate floor, heated towel rail, downlights, coved ceiling and uPVC double glazed window to side.

Store area

2'11" x 5'4" (0.90 x 1.63)

with laminate floor, polycarbonate roof and uPVC double glazed window to side and rear.

Utility Area

4'5" x 6'8" (1.35 x 2.05)



with base units, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, laminate floor, coved ceiling and uPVC double glazed French doors to rear.

Downstairs WC

4'11" x 3'6" (1.52 x 1.07)



with low level flush WC, vanity wash hand basin, part tiled walls, laminate floor, coved ceiling and radiator.

Conservatory

12'4" x 7'8" (3.76 x 2.35)



with polycarbonate roof, tiled floor and uPVC double glazed windows and French doors to side.

First Floor

Landing

with hatch to roof space, airing cupboard, radiator and coved ceiling.

Bedroom 1

10'3" x 16'11" (3.13 x 5.16)

with 2 radiators, textured and coved ceiling and uPVC double glazed bay window to front and window to front.

Bedroom 2

15'11" x 10'7" (4.87 x 3.25)

with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3

7'6" x 10'7" (2.30 x 3.24)

with radiator, textured and coved ceiling and uPVC double glazed window to side.

Bathroom

9'3" x 9'8" (2.83 x 2.97)

with low level flush WC, bidet, pedestal wash had basin, panelled bath, shower cubicle with electric shower, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside

with paved patio to front, side access to rear garden with lawned area.

Garage

18'7" x 20'5" (5.67 x 6.23)

with electric roller door, power and light connected and electric car charging point.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3:77%

EE: 74% 02:62%

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 Wind Street and at the roundabout take the last turning right onto Tirydail Lane and the property can be located on the right hand side.



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.