



**29 Tirydail Lane, Ammanford, Ammanford, SA18 3AS**

**Offers in the region of £199,950**

- Semi detached property
- Gas central heating
- Close to town location
- 3 bedrooms
- uPVC double glazing
- 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



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 hand side, identified by our For Sale board.

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.  
Made with Metropix ©2026



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			
			84
		64	
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.