



## **6 Dyffryn Road, Ammanford, Ammanford, SA18 3TB**

**Offers in the region of £495,000**

Nestled on Dyffryn Road in the charming town of Ammanford, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. With three well-proportioned bedrooms, this property provides ample room for relaxation and privacy. The two reception rooms are versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family evenings.

The house boasts two bathrooms, ensuring convenience for busy mornings and accommodating guests with ease. One of the standout features of this property is the generous parking capacity, with space for up to seven vehicles, making it perfect for families with multiple cars or for those who enjoy hosting gatherings.

The large garden is a true highlight, offering a wonderful outdoor space for children to play, for gardening enthusiasts to cultivate their plants, or simply for enjoying the fresh air during the warmer months. The driveway adds to the convenience of this home, providing easy access and additional parking options.

With its spacious layout and excellent outdoor facilities, it is sure to appeal to families and individuals alike. Do not miss the opportunity to make this charming house your new home.

## Ground Floor

uPVC double glazed entrance door to

## Porch

Door to

## Entrance Hall

with stairs to first floor, radiator, coved ceiling, under the stairs storage and two uPVC double glazed windows to side

## Lounge

11'0" x 18'2" (3.37 x 5.55)



with electric fire in feature surround, radiator, coved ceiling and uPVC double glazed bay window to front

## Sitting Room

12'7" x 15'7" (3.85 x 4.77 )



with multifuel fire, radiator and down lights. Opening to

## Sun Room

11'1" x 9'9" (3.40 x 2.98 )



with radiator, down lights and uPVC double glazed windows and French doors to side

## Dining Room

14'4" x 14'9" (4.38 x 4.52 )



with multi fuel fireplace, radiator, built in cupboard with wall mounted boiler providing heating and uPVC double glazed window to either side and stable door to side. Opening to

## Kitchen

12'5" x 14'6" (3.80 x 4.42)



with base and wall units, stainless steel one and a half bowl sink unit with mixer taps, five ring belling range cooker with extractor over, integrated automatic dish washer, part tiled walls, tiled floor, down lights and uPVC double glazed window to rear

## Utility

14'7" x 6'5" (4.45 x 1.97 )

with base and wall units, part tiled walls, tiled floor, radiator, polycarbonate roof and uPVC double glazed window and door to side

## Downstairs WC

12'6" x 5'10" (3.82 x 1.80 )

with low level flush WC, pedestal wash hand basin, plumbing for automatic washing machine, space for a tumble dryer, tiled walls, textured and coved ceiling, extractor fan, heated towel rail and double glazed window to side

## First Floor

## Landing

with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed window to side

## Bedroom 1

12'6" x 14'8" (3.82 x 4.49 )



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

## Ensuite

13'2" x 5'9" (4.03 x 1.76 )



with low level flush WC, vanity wash and basin, mains jet shower, tile floor, tiled walls, heated towel rail, shaver point, extractor fan, down lights and uPVC double glazed window to side

## Dressing Room

12'0" x 5'10" (3.66 x 1.80)



with heated towel rail, built in cupboard with hot water cylinder and solar panels manifold, down lights and uPVC double glazed window to side

## Bedroom 2

15'7" x 15'11" (4.76 x 4.87 )



with radiator, coved ceiling, picture rail and uPVC double glazed window to side

## Bedroom 3

9'10" x 15'9" (3.01 x 4.82 )



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

## Bathroom

12'0" x 5'10" (3.66 x 1.80)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, shower cubicle with electric shower, tiled walls, extractor fan, hatch to roof space, radiator, textured and cove ceiling and uPVC double glazed window to front

## Outside



with mature shrubs and trees to front, vegetable plot and polly tunnel to side, side access to lawned area, paved patio area, chicken coop, open fronted summer house and paved driveway leading to numerous parking area

## Garage



with an up and over door, inspection pit, power and light connected

## Material Information

UTILITES:

Electricity Supply:mains

Water Supply:Mains

Sewerage:Mains

Heating: Gas central heating

Broad Band Speed; Download 1800Mbps, Upload 220Mbps

Mobile coverage:Vodafone 83%, EE 76%, Three 74%, O2 61%

## ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from Rivers- Very Low risk, Flooding from surface water and small watercourses- Very Low risk

Rights and Easements:

Restrictions:

## Council Tax

Band E

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

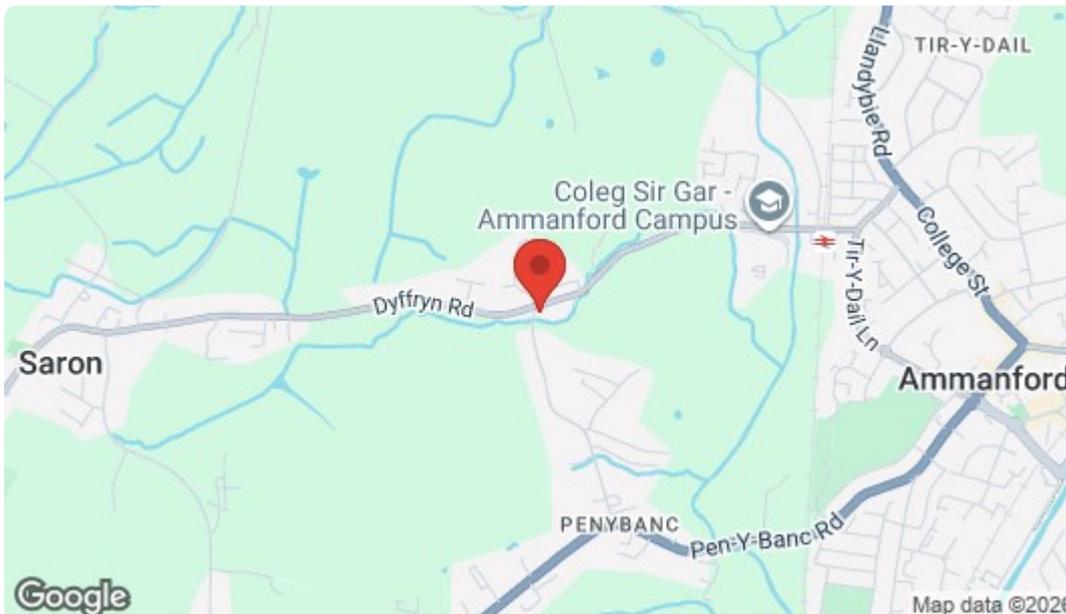
Leave Ammanford on College Street, turn third left into Station Road then second right onto Dyffryn Road. Follow the road for approximately 1 mile and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



While 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 floorplan 10028



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	72
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.