28 Tirydail Lane, Ammanford, Carmarthenshire, SA18 3AT



£850







Mallard has pleasure in offering To Let this Semi Detached House located within walking distance of Ammanford Town Centre with all it's amenities for shopping, leisure, transport links, primary and senior schools and restaurants and public houses. The accommodation comprises, lounge kitchen located on the ground floor with 3 bedrooms and bathroom located on the first floor. Externally there is enclosed rear garden mainly laid to lawn. The property benefits from gas central heating and uPVC double glazing. Ideal First Time Buyer or Investment Opportunity. Council Tax Band -C, EPC - D56. The property is Freehold

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Ground Floor

Entrance
uPVC double glazed door into

Hallway
with radiator, laminate floor and stairs to first floor.

Lounge/Diner
22'4" x 10'7" (6.81m x 3.23m)
with uPVC double glazed bay window to front, radiator and laminate floor.

Kitchen
8'7" x 14'0" (2.62m x 4.27m)
with range of wall and base units, 5 ring range with extractor fan over, plumbing for automatic washing machine, tiled floor, part tiled walls, uPVC double glazed window to front and door to side, Wall mounted combi boiler.

Cloakroom
with low level flush WC, wash hand basin, tiled walls and floor.

First Floor
Landing

Bedroom 1
14'1" x 13'7" (4.31m x 4.16m)
with 2 uPVC double glazed windows to front, radiator and laminate flooring.

Bedroom 2
8'11" x 11'6" (2.73m x 3.51m)
with uPVC double glazed window to rear, laminate flooring and radiator.

Bedroom 3
7'3" x 8'6" (2.23m x 2.60m)
with uPVC double glazed window to rear, radiator and laminate flooring.

Bathroom
with low level flush WC, bath , vanity wash hand basin, tiled floor and part tiled walls.

External
with pedestrian access to rear garden, Laid to lawn and purpose build shed.

Services
Mains gas, electricity, water and drainage.

Council Tax
Band C

Tenure
The property is Freehold

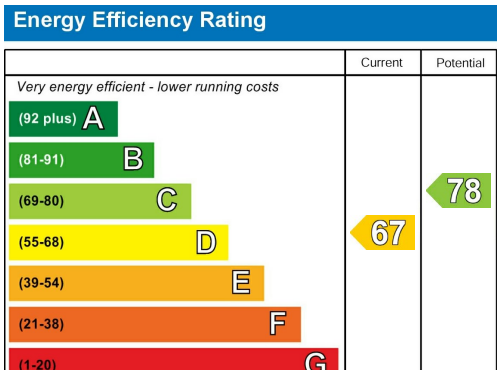
NOTE
Any appliances and services listed on these details have not been tested.

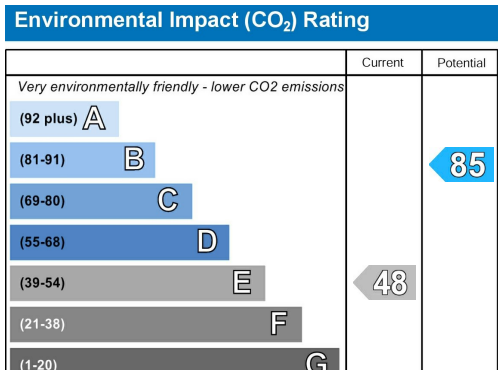
NOTE
All photographs have been taken with a wide angle lens.

FACEBOOK
Follow us on facebook, www.facebook.com/Mallard Estate Agent.

VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@mallard-properties.co.uk

Directions
Leave Ammanford on Wind Street and at the traffic lights turn right onto Tirydail Lane. Proceed straight over the roundabout and the property can be found after approximately quarter of a mile on the right hand side, identified by our For Sale board..





You are welcome to view this property …. Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.