

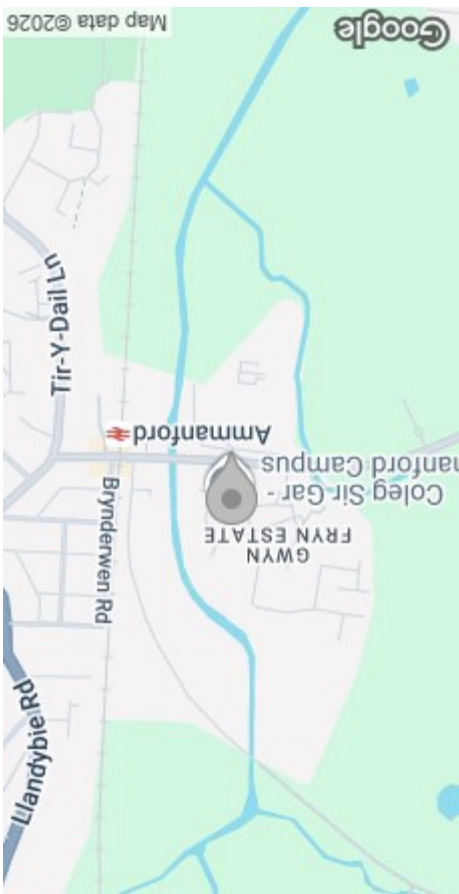
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1487372. © redroom 2025.

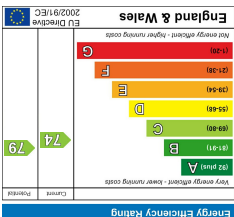


Dyffryn Road, Ammanford, SA18

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

This well-presented detached property on Dyffryn Road is an ideal family home. Boasting five generously sized bedrooms, two of which feature en-suite bathrooms, this property is perfect for large families or multi-generational living.

As you enter, you are greeted by a spacious hallway that sets the tone for the rest of the home. The modern kitchen is designed for both functionality and style, making it a delightful space for cooking and entertaining. The bathrooms have also been tastefully updated, ensuring comfort and convenience for all residents.

The property benefits from a large driveway that leads to a double garage, providing ample parking and storage options. The beautifully landscaped garden offers a serene outdoor space, perfect for relaxation or family gatherings.

This home is not only spacious but also thoughtfully designed to accommodate the needs of a busy household. With its modern amenities and inviting atmosphere, it truly is a wonderful place to create lasting memories. Don't miss the opportunity to make this exceptional property your new home.

FULL DESCRIPTION

Ground Floor

Entrance Hallway

W.C

Bedroom 4
17'1" x 12'4" max (5.21m x 3.78m max)

En-suite with additional shower cubicle

Lounge
18'4" x 15'2" (5.61m x 4.63m)

Sun Room
13'5" x 9'10" (4.09m x 3.02m)

Conservatory
13'10" x 11'1" (4.22m x 3.38m)

Kitchen
23'5" x 14'1" (7.16m x 4.31)



Utility
13'4" max x 8'3" max (4.08m max x 2.54m max)

First Floor

Landing

Bedroom 1
22'4" max x 18'9" max (6.82m max x 5.72m max)

Shower En-suite

Bedroom 2
16'4" max x 14'1" max (4.99m max x 4.31m max)

W.C

Bedroom 3
18'3" x 12'10" (5.58m x 3.92m)

Bedroom 5/Study
13'1" into bay x 11'1" max (4.01m into bay x 3.40m max)

Family Bathroom with additional shower cubicle

Parking
Large driveway and Double Garage with W.C (7.61m max x 6.55m max)

Council Tax band = G

EPC = C

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is BT (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

