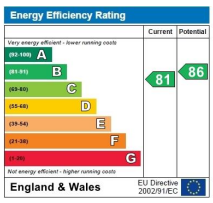
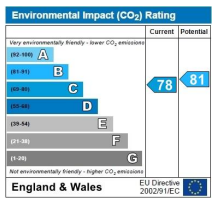
John Francis
www.johnfrancis.co.uk

77 Dyffryn Road, Ammanford SA18 3TH

Offers in the region of £389,950

EER 81 EIR 78
Beautifully Presented Modern Detached Dormer Property
4/5 Bedrooms
4 Bathrooms & Cloakroom
2 Conservatories
Integral Double Garage





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HC/WJ/76899/250820

DESCRIPTION
We have great pleasure in offering for sale this beautifully presented detached dormer property situated on Dyffryn Road on the outskirts of Ammanford town centre. This modern property offers versatile FOUR/FIVE BEDROOM accommodation with two bedrooms having the benefit of en-suite facilities and two conservatories located to the rear of the property enjoying the garden view. Externally a gravelled driveway providing ample parking and turning area also suitable for parking a larger vehicle, integral double garage with electric doors and a good sized private landscaped rear garden. Ammanford town offers good shopping and leisure facilities with ease of access to the M4 motorway via junction 49 at Pont Abraham. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

ENTRANCE HALLWAY
Porcelain tiled floor, 2 single panel radiators, double panelled radiator, stairs to first floor with glass balustrade infill.

CLOAKROOM
Wash hand basin in vanity, WC, single panel radiator, porcelain tiled floor.

SITTING ROOM/BEDROOM
17'1 x 10'4/12'5 (5.21m x 3.15m)
Double glazed window to front, laminate flooring, double panelled radiator, door to bathroom.

LOUNGE
18'6 x 13'1/14'10 (5.64m x 3.99m)
Double glazed window to side, laminate flooring, 2 double panelled radiators, modern electric fire, wall light connections, opening to;

CONSERVATORY
22'4 x 17'8/21'9 (6.81m x 5.38m)
Porcelain tiled floor, glass roof, double panelled radiator, double glazed door to side.

KITCHEN
23'7 x 14'2 (7.19m x 4.32m)
Double glazed French doors to rear, fitted with an extensive range of modern wall and base units with granite work surfaces, plumbed in American fridge/freezer and wine cooler, eye level double oven and grill, steamer and integrated microwave, central work island with 5 ring gas hob, 2 ceramic plates with extractor fan over and drawers beneath, larder units, single bowl and granite drainer, downlighters, double panelled radiator, porcelain tiled floor, opening to conservatory.

UTILITY ROOM
Double glazed glass panel door and double glazed window to side, porcelain tiled floor, double panelled radiator, single bowl sink unit and drainer, fitted with wall and base units, plumbing for washing machine and dishwasher, double airing cupboard with shelving, door to garage.

CONSERVATORY 2
13'4 x 10'8 (4.06m x 3.25m)
Glass roof, porcelain tiled floor, 2 double panel radiators.

GROUND FLOOR BATHROOM
Two double glazed windows to side, suite comprising Jacuzzi bath, wash hand basin in vanity unit with fixed mirror and drawers, WC, walk-in shower with tiled splashback, 2 heated towel rails, porcelain tiled floor, tiled walls, downlighters.

FIRST FLOOR LANDING
Two Velux windows, 2 single panel radiators, doors to;

MASTER BEDROOM
18'9 x 14'6 (5.72m x 4.42m)
Double glazed window to front, double panel radiator, wall mounted electric fire, fitted wardrobes, Velux window, downlighters.

EN-SUITE SHOWER ROOM
Velux window, wash hand basin in vanity unit with fixed mirror over, WC, corner shower enclosure, ceramic tiled floor, part tiled walls, double panelled radiator, downlighters.

WALK-IN WARDROBE
With shelving and hanging rails.

BEDROOM 2
14'2 x 12'5 (4.32m x 3.78m)
Double glazed window to rear, fitted wardrobes with lighting, double panelled radiator.

EN-SUITE SHOWER ROOM
Velux window, single panel radiator, ceramic tiled floor, wash hand basin in vanity unit, WC, shower enclosure, part tiled walls.

BEDROOM 3
18'4 x 12'10 (5.59m x 3.91m)
Two Velux windows, double glazed window to rear, double panelled radiator, walk-in wardrobe, downlighters.

BEDROOM 4
13'10/10'2 x 11'2 (4.22m x 3.40m)
Double glazed window to front, laminate flooring, single panel radiator.

BATHROOM
10'11 x 8'5 (3.33m x 2.57m)
Double glazed window to side, suite comprising of a panel bath with tiled splashback, combined WC and vanity basin, ceramic tiled floor, heated towel rail, tiled shower enclosure, built-in cupboard with shelving.

EXTERNALLY
The property is approached via gated entrance and gravelled driveway providing ample parking and turning area with a lawned garden to front. Side pedestrian access to a beautifully landscaped garden with pave patio, steps leading to a garden laid to lawn with gravel footpath with stepping stones to a **HOT TUB** and decking patio area. There are various flowers , trees and shrubs.

DOUBLE GARAGE
22'4 x 17'8/21'9 (6.81m x 5.38m)
With electric remote doors, fitted cupboard housing the gas boiler servicing the domestic hot water and central heating system. Fitted with base units, WC and single panel radiator.

SERVICES
We are advised that mains services are connected to the property.

VIEWING
By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE
We are advised that the property is

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS
From our Ammanford office proceed along College Street taking third left hand turning onto Station Road and second right hand turning passing the CCTA college on the left hand side. Proceed on this road passing Ammanford Cemetery and the turning for Parklands Road. Proceed onto Dyffryn Road whereby the property will be located on the right hands side as identified by the John Francis For Sale board.