

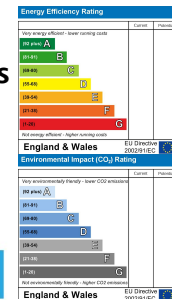


## 58c Pontardulais Road, Tycroes, Ammanford, Carmarthenshire, SA18 3QA

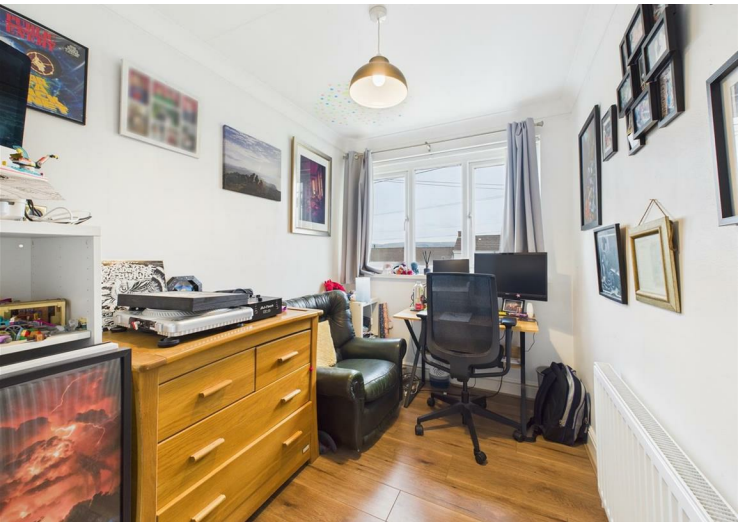
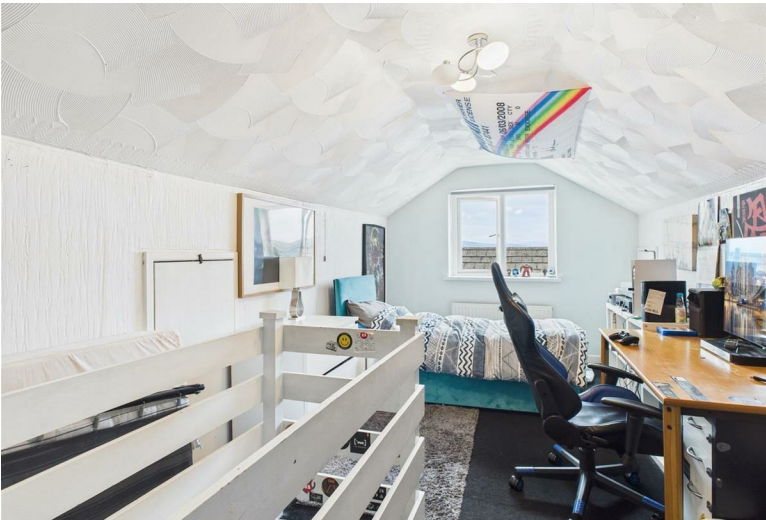
- Semi-detached, Traditional Property
- Three Reception Rooms
- Front & Rear Gardens
- Viewing Recommended!
- Three Bedrooms & Loft Room
- Driveway & Detached Garage
- Friendly Village Location with Close Links to the M4
- EPC RATING E. COUNCIL TAX BAND C.

Price £210,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London







Located in the popular village of Tycroes, offering good links to the M4 corridor, we have for sale this traditionally built, semi-detached house, fresh to the market with us here at West Wales Properties. Appearances may be deceiving at first glance to all you lucky purchasers, as this property offers three reception rooms, as well as three bedrooms and a loft room. Add to the mix front and rear gardens, a driveway, and a garage. Could this property be the next home for you? EPC RATING E. COUNCIL TAX BAND C.

Accommodation comprises: hallway, lounge, dining room, sitting room, kitchen/diner, landing, bathroom, three bedrooms, and loft room. Externally, the property features an open aspect frontage with a lawn and driveway to the side, leading to the rear garden. The rear garden features an elevated decked area with steps leading to the remainder of the garden, which is laid out to lawn, and a detached garage.

Tycroes offers a variety of facilities, including a Primary school, places of worship, general stores, a post office, a rugby club, and public houses. It is approximately a mile to the town of Ammanford, which provides a good range of amenities together with the rail link on the 'Heart of Wales' line. The country administrative town of Carmarthen is approximately 15 miles away, and the M4 motorway can be joined at Pont Abraham, providing access to the University city of Swansea and is also the main route to the rest of the county.

- ..AGENTS VIEWING NOTES**
- BEDROOM 2**
- HALLWAY**
- BEDROOM 3**
- LOUNGE**
- LOFT ROOM**
- DNING ROOM THROUGH TO :**
- SITTING ROOM**
- KITCHEN/DINER**
- LANDING**
- BATHROOM**
- BEDROOM 1**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.