

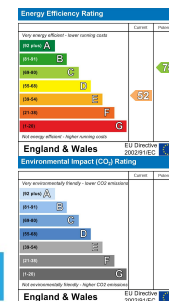


## 72 Tirycloed Road, Glanamman, Ammanford, Carmarthenshire, SA18 2YF

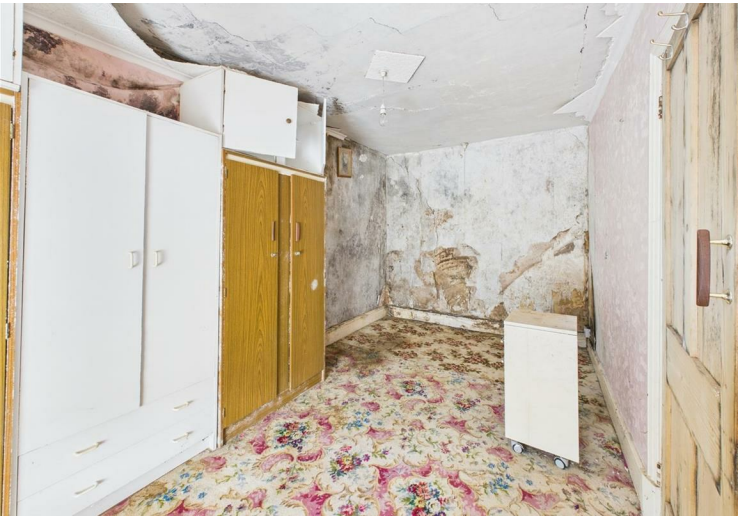
- Detached, Traditional Property Requiring Updating Throughout
- Two Reception Rooms
- Larger-than-average Rear Garden Which Also Requires Work
- Sought After Residential Street
- EPC RATING E. COUNCIL TAX BAND D.
- Three Bedrooms
- Complete Renovation Needed
- Village Location
- Take A Look At The Virtual Tour!

**Price £129,950**

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







Situated on the desirable Tirycod Road, a quiet street in the village of Glanamman we have for sale this traditionally built, stone-faced double-fronted, detached property that requires bringing back into the 21st century. This property offers the lucky purchaser a chance to embrace a project and the end result a fantastic home with a large than average garden to compliment it. Viewing the virtual tour is recommended before viewing the property internally to make sure you are up for the challenge, so are you up for the challenge? If so contact us today on 01269 596659. EPC RATING E. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, sitting room, lounge, inner hallway, understairs cupboard, pantry, kitchen, rear hallway, landing, shower room and three double bedrooms. Externally an open aspect frontage which offers an off-road parking space for a vehicle. To the rear, outhouse (requires attention), outbuilding (requires attention) and the remainder is a larger-than-average garden that requires a eager green-fingered person to get their gardening mits on.

The village itself offers excellent leisure facilities such as riverside walks, parks, recreational ground and the neighbouring village boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre although you will find a range of local shops, hairdressers, food takeaways, chemist and doctors surgery in the village

**..AGENTS VIEWING NOTES**

**HALLWAY**

**SITTING ROOM**

**LOUNGE**

**INNER HALLWAY**

**PANTRY**

**UNDERSTAIRS CUPBOARD**

**KTICHEN**

**LANDING**

**SHOWER ROOM**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**



**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.