





We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property. TAX: Band 'D'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

## TAKE ON AJS/SC/0725/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

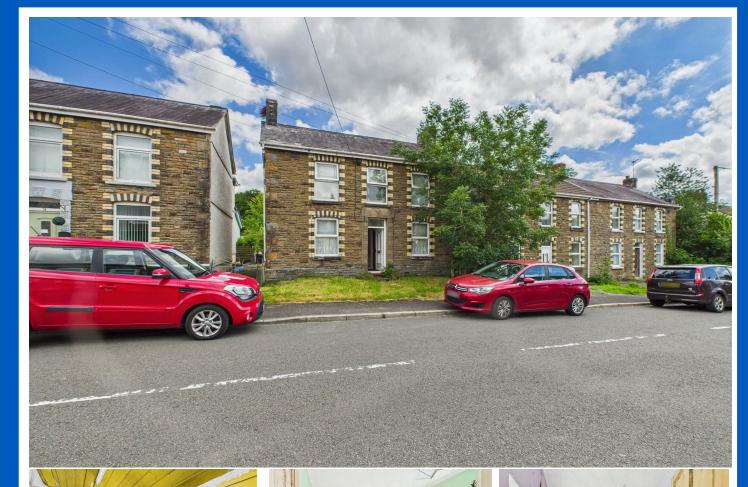
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TELEPHONE: 01554 759655



## 01554 759655 www.westwalesproperties.co.uk





## 72 Tirycoed 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

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22 Murray Street, Llanelli, Dyfed, SA15 1DZ EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

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Situated on the desirable Tirycoed 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 SHOWER ROOM

HALLWAY BEDROOM 1

SITTING ROOM BEDROOM 2

LOUNGE BEDROOM 3

**INNER HALLWAY** 

**PANTRY** 

**UNDERSTAIRS CUPBOARD** 

**KTICHEN** 

**LANDING** 



## **DIRECTIONS**

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

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