



70 Coopers Road, Ammanford SA18 3SL

£335,000

EER: 59 EIR: 51

Spacious Detached Property With Versatile
4/5 Bed Accommodation
Panoramic Far Reaching Views
Good Access to M4 Motorway Network
Detached Garage & Ample Parking

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| A | | | A | | |
| B | | | B | | |
| C | | | C | | |
| D | | | D | | |
| E | 59 | 73 | E | 51 | 65 |
| F | | | F | | |
| G | | | G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

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MD/RO/71275/280720

DESCRIPTION

****NO CHAIN****

A detached property offering flexible accommodation with 4/5 double bedrooms & 2/3 reception rooms. The accommodation is arranged over four floors and has the option to separate the accommodation with the closure of one door. The property is set in a good size garden with panoramic views over the surrounding countryside, there is also a matching detached garage with storage sheds at the rear. The village of Tycroes offers easy access to the M4 motorway network, with the main shopping and leisure facilities at Ammanford. The property is set close to a bus route to Ammanford and Swansea, also being on the school bus route.

WIDE ENTRANCE HALLWAY

Enter via door with glass side panel, 3 sets of wall lights, double panel radiator, steps down to:

LOWER GROUND FLOOR

LOUNGE

17' x 14'10 (5.18m x 4.52m)
Double glazed patio doors to rear, multi-fuel burner in feature surround, door to large storage cupboard, single and double panel radiators.

BREAKFAST KITCHEN

13'2 x 12'3 (4.01m x 3.73m)
Double glazed windows to side and rear, fitted with a range of wall and base units, 1½ bowl sink unit, integrated dishwasher, oven with electric ceramic hob, double panel radiator, stable door to:

CONSERVATORY

9'1 x 7' (2.77m x 2.13m)
Tiled flooring, radiator, door to garden. Fabulous views over the surrounding countryside & mountains.

UTILITY ROOM

Double glazed window to side, fitted wall and base units,

space for fridge/freezer, plumbing for washing machine, door to walk-in airing cupboard with radiator, gas boiler providing domestic hot water and central heating.

GROUND FLOOR

BEDROOM ONE

12'3 x 11'7 (3.73m x 3.53m)
Double glazed window to front, built-in cupboard with and shelving & radiator.

BEDROOM 2/DINING ROOM

12'3 x 11'5 (3.73m x 3.48m)
Double glazed window to side, single panel radiator.

BEDROOM THREE

12'3 x 9'3 (3.73m x 2.82m)
Double glazed window to front, built-in cupboard with radiator and shelving, radiator.

BATHROOM

12'3 x 7'4 (3.73m x 2.24m)
Double glazed window to side, WC, pedestal wash hand basin, panelled bath, shower cubicle with mains powered shower, part tiled walls, radiator.

FIRST FLOOR LANDING

With wide short staircase to:

LOUNGE

17'1 x 14'10 (5.21m x 4.52m)
Double glazed window to rear, double and single panel radiators.

BEDROOM 4

13'3 x 12'3 (4.04m x 3.73m)
Double glazed windows to rear with countryside views, walk-in wardrobe, double panel radiator.

EN-SUITE

Double glazed window to side, WC, wash hand basin, shower cubicle with electric shower, radiator.

SECOND FLOOR LANDING

With wide staircase to:

BEDROOM 5/HOME OFFICE

24'11 x 9'10 (7.59m x 3.00m)
Double glazed window to front, 2 storage cupboards, 2 single radiators.

EXTERNALLY

To the front is a lawned area with mature shrub borders. A side driveway provides ample parking and leads to a **DETACHED GARAGE** with extensive storage & electric door, **WC** and **2 SECURE STORAGE SHEDS**. Exterior security lights & outside tap. The remainder of the garden is laid to lawn with shrub borders. From the rear of the property are fabulous views over the surrounding countryside and Betws mountains.

SERVICES

We are advised mains services are connected to the property with private cesspit.

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 Freehold

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 to the traffic lights and bear right onto Wind Street. Continue through the next set of traffic lights and proceed through the villages of Penybanc and Tycroes. Take the right hand bend in the village and continue up the hill and proceed to the top of Pontarddulais Road. On reaching the top of the hill turn right onto Coopers Road and continue on this road whereby the property will be located on the right hand side.