



79 Parc Gwernen

Tycroes, Ammanford, SA18 3PR

Offers in the region of £119,995



79 Parc Gwernen

Tycroes, Ammanford, SA18 3PR

Offers in the region of £119,995



Entrance Porch

5'4" x 3'9" (1.65m x 1.16m)

Entrance is via a uPVC door with double glazed obscure glass. Laminated Flooring, smooth coved ceiling with light fitting. Doors to hallway and downstairs w.c.

Downstairs W.C/Cloakroom

Floor tiles, w.c, wash hand basin, wall mounted mirrored cabinet, uPVC double glazed window with obscure glass and complimentary roller blind, gas boiler. Smooth coved ceiling with light fixture.

Kitchen

7'8" x 7'1" (2.36m x 2.18m)

Range of wall and base units with complimentary worksurface and stylish tiles over, stainless steel sink and drainer with modern mixer tap over, integrated oven, integrated hob with extractor hood over, space for a fridge freezer, plumbing made ready for a washing machine, smooth coved ceiling with light fixture, uPVC double glazed window to the front with fitted roman blind. Laminate Flooring.

Hallway

1 x uPVC double glazed window to the side, 1 x radiator, smooth ceiling with light fixture and smoke alarm, laminate flooring.

Lounge

15'10" x 10'6" (4.85m x 3.22m)

Spacious lounge area, laminate flooring, smooth coved ceiling with light fixture, 1 x radiator, uPVC double glazed patio doors leading to the rear, 1 x uPVC double

glazed window to the side with venetian blinds. Stairs leading to the first floor.

Stairs and Landing

Laid Carpet, smooth ceiling with light fixture, doors leading to bedrooms 1 and 2 and family bathroom. Attic hatch with access via a fitted ladder.

Bedroom 1

12'2" x 8'7" (3.71m x 2.62m)

Laid carpet, uPVC double glazed window to the front with complimentary roller blind, 1 x radiator, smooth coved ceiling with light fixture.

Bedroom 2

8'10" x 7'2" (2.70m x 2.19m)

Laid Carpet, uPVC double glazed window to the rear with complimentary roller blind, smooth coved ceiling with light fixture, storage cupboard for additional space.

Family Bathroom

5'6" x 5'4" (1.70m x 1.65m)

Family Bathroom features three piece suite, consisting of a w.c, wash hand basin over cupboard, panelled bath with electric Triton shower over. 1 x Towel Radiator, wall mounted cabinet, wall tiles over bath. Smooth ceiling with light fixture.

Externally

Externally and to the front the property boasts a driveway for two cars, to the rear there is a patio area with a tranquil feel. Low maintenance garden. Small shed with electric supply.

Disclaimer

Disclaimer general information

Services: Mains electricity, gas, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations.

Important information

All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should

satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

NOTE

All photographs are taken with a wide-angle lens.

£119,995 OIRO



Road Map



Hybrid Map

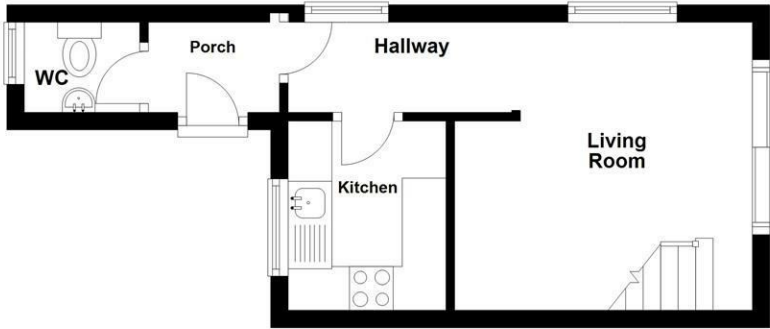


Terrain Map

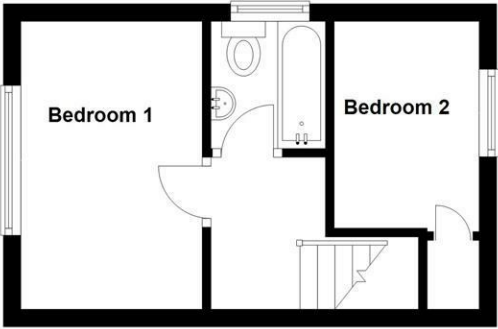


Floor Plan

Ground Floor



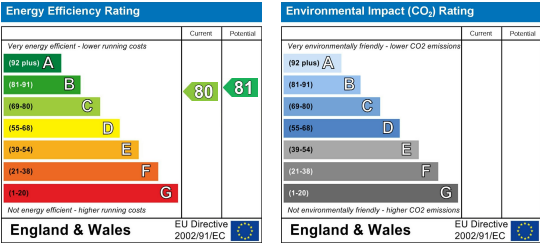
First Floor



Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.