



Tycroes Road, Tycroes, Ammanford, SA18 3NS

£250,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Tycroes Road, Tycroes, Ammanford, SA18 3NS

A fantastic opportunity to purchase a three bedroom detached cottage standing on a large plot offering potential for development opportunities (subject to planning permission). The property requires completion works and benefits from planning permission for a double storey side extension (Planning ref: PL/00433). Externally, the property enjoys a side driveway, detached garage and a large garden with an open aspect to the rear. An ideal property for builders, investors or garden enthusiasts!

The village of Tycroes offers excellent transport links to include a train station in the neighbouring village of Pantyffynnon and offers good basic amenities to include a Primary school, post office, shop & a GP surgery. The main shopping facilities are located a short drive away in Ammanford town centre.





Lounge

5.66m x 3.78m (18'7" x 12'5"/9'5")

Two double glazed windows to front, double glazed window to side, stairs to first floor.

Proposed Kitchen

Double glazed window to rear, two single glazed windows to side, single glazed doors to side.

Proposed Utility/WC

Double glazed window to side.





First Floor landing

Double glazed window to rear.

Bedroom One

4.32m x 3.12m (14'2" x 10'3"/7'6")

Double glazed windows to front & rear, storage cupboard.

Bedroom Two

3.05m x 2.21m (10'0"/9'3" x 7'3")

Double glazed window to front.

Bedroom Three

2.74m x 2.67m (9'0" x 8'9")

Double glazed window to side.

Externally

Side driveway with gated access to a large garden mainly laid to lawn offering potential for plots for two detached dwellings (subject to planning permissions), detached garage, storage shed, open aspect to rear.

Services

We are advised that mains services are connected. Please note, there is currently no central heating at the property.

Tenure

Freehold

Council Tax

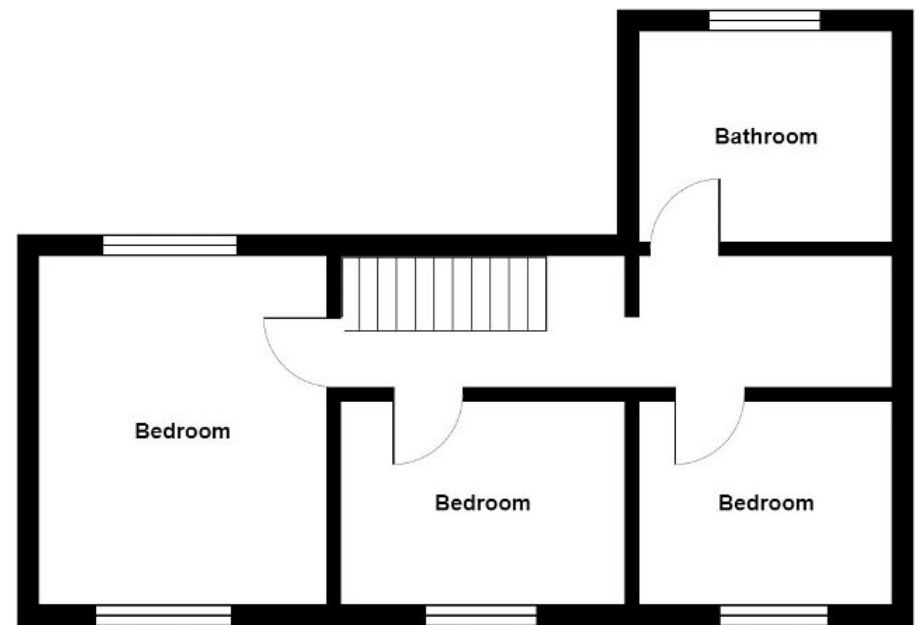
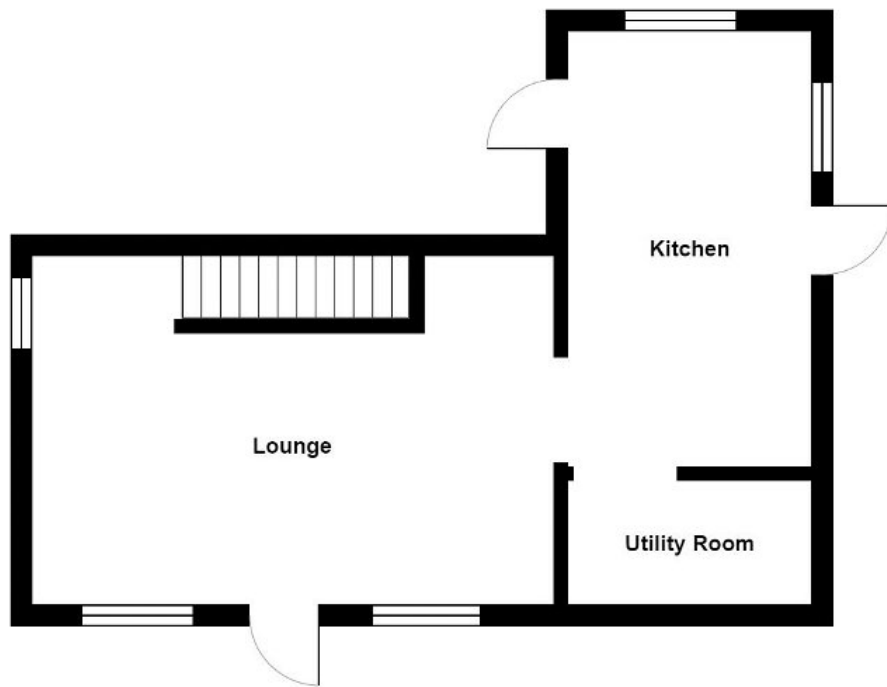
Band C

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.







All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128