



20 Hendre Road, Tycroes

Offers In Region Of £269,950



Calow Evans  
Estate Agents

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## 20 Hendre Road, Tycroes

This detached bungalow is located in the village of Tycroes, offering convenient access to the M4 motorway. The property has been meticulously maintained and features well-proportioned living spaces, including three generous double bedrooms, a comfortable lounge, an inviting breakfast kitchen, a modern bathroom, and a separate WC. Externally, the property presents a pleasant rear garden, ample parking, and a detached garage, enhancing both functionality and appeal. The residence is equipped with oil-fired central heating and double glazing.

Tycroes benefits from excellent transport connections, with a train station situated in the neighboring village of Pantyffynnon. The village itself provides essential amenities, including a primary school, post office, shop, and GP surgery. For more extensive shopping options, Ammanford town center is just a short drive away.





## Accommodation:

### Entrance Hallway

Single panel radiator, airing cupboard housing hot water tank.

### Kitchen/Breakfast Room

4.83m x 2.95m (15'10" x 9'8")

Double glazed window to side, double glazed panelled door to side, fitted with wall & base units, sink & draining board unit, space for cooker, plumbing for washing machine, free-standing oil boiler providing domestic hot water & central heating, two storage cupboards, part tiled walls.





## Lounge

5.49m x 4.42m (18'0" x 14'6"(to alcove))

Double-glazed window to rear double panel radiator, single panel radiator, electric fire in brick surround.

## Bathroom

3.15m x 2.18m (10'4" x 7'2")

Double glazed window to side, double panel radiator, mains shower in enclosure, pedestal sink, panelled bath.

## WC

Double glazed window to side, wash hand basin, single panel radiator.

## Bedroom One

4.39m x 3.2m (14'5" x 10'6")

Double glazed window to front, double panel radiator.

## Bedroom Two

3.73m x 3.28m (12'3" x 10'9")

Double glazed window to front, double panel radiator.

## Bedroom Three

3.73m x 3.28m (12'3" x 10'9")

Double glazed window to side, double panel radiator, fitted wardrobes & dressing table.

## Externally

Tarmacadam driveway & turning area providing ample parking, front garden laid to lawn, side pedestrian access to an enclosed rear garden with paved patio area, lawned area, timber storage shed, detached garage, oil tank.

## Garage

5.59m x 3.63m (18'4" x 11'11")

With up-and-over door, power connected, double glazed window & door to side.

## Services

We are advised that mains services are connected. Oil fired central heating.





## Tenure

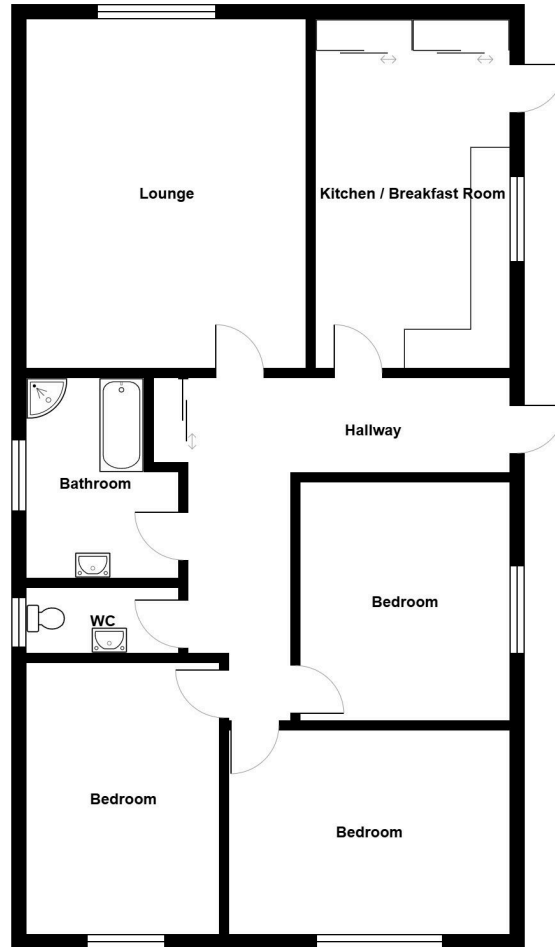
Freehold

## Council Tax

Band E

## 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



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