



103 Pontardulais Road, Tycroes

£189,950



Calow Evans
Estate Agents

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103 Pontardulais Road, Tycroes

****NO UPPER CHAIN****

This three-bedroom home is conveniently located near the M4 in the village of Tycroes. The semi-detached property features two reception rooms, a ground floor cloakroom, a utility room, and a bathroom on the first floor. It is equipped with gas-fired central heating and double glazing. Externally, the property includes a side driveway that provides ample parking, a detached garage, and a larger-than-average garden that offers a good level of privacy.

The village of Tycroes offers excellent transport links, including a train station in the nearby village of Pantyffynnon. It also provides essential amenities such as a primary school, a post office, a shop, and a GP surgery. The main shopping facilities can be found just a short drive away in Ammanford town centre.





Accommodation:

Entrance Hallway

Laminate flooring, stairs to first floor, single panel radiator.

Dining Room

3.05m x 2.51m (10'0" x 8'3")

Double glazed window to front, single panel radiator.





Lounge

4.04m x 3.84m (13'3" x 12'7")

Single glazed window to porch, single panel radiator, shelving to alcoves.

Kitchen

3.63m x 2.79m (11'11" x 9'2")

Double glazed window to side, fitted with wall & base units, space for cooker, sink & draining board unit, understairs storage cupboard, part tiled walls.

Rear Porch

Double glazed panelled door to side,

Rear Hallway

Double glazed window to rear, single panel radiator.

Utility Room

Double glazed window to rear, sink & draining board in base unit, plumbing for washing machine.

Cloakroom

Double glazed window to side, WC, wash hand basin.

First Floor Landing

Single panel radiator, access to loft.

Bedroom One

3.96m x 2.95m (13'0" x 9'8")

Double glazed window to front, single panel radiator.

Bedroom Two

2.97m x 2.59m (9'9"/7'11" x 8'6")

Double glazed window to rear, single panel radiator, built in wardrobes





Bedroom Three

2.51m x 1.75m (8'3" x 5'9")

Double glazed window to front, single panel radiator.

Bathroom

3m x 2.79m (9'10" (to cupboard) x 9'2")

Double glazed window to side, single panel radiator, cupboard housing Worcester gas boiler providing domestic hot water & central heating, suite comprising panelled bath with shower over, WC, pedestal sink.

Services

We are advised that mains services are connected.



Externally

Side driveway providing ample parking leading to a detached garage, generous & fairly private rear garden mainly laid to lawn, storage shed.

Tenure

Freehold

Council Tax

Band C



Mobile Phone Coverage/Broadband Speed

We are advised that superfast broadband and mobile phone coverage is available in this area.

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

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Office Contact

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