



Brynhafod, Tycroes, SA18 3QG

Offers In Region Of £225,000



Calow Evans  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)

# Brynhafod, Tycroes, SA18 3QG

This property is currently a four-bedroom semi-detached home, which was previously configured as a three-bedroom residence with a self-contained annexe, situated in the heart of Tycroes. This ex-local authority home features two reception rooms, a ground floor shower room and a cloakroom. The first floor includes a family bathroom and three bedrooms. The annexe can be easily reinstated, subject to the required consents. Externally, the property offers ample parking, a workshop, and a low-maintenance rear garden, providing a practical and appealing living environment.

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 Hall

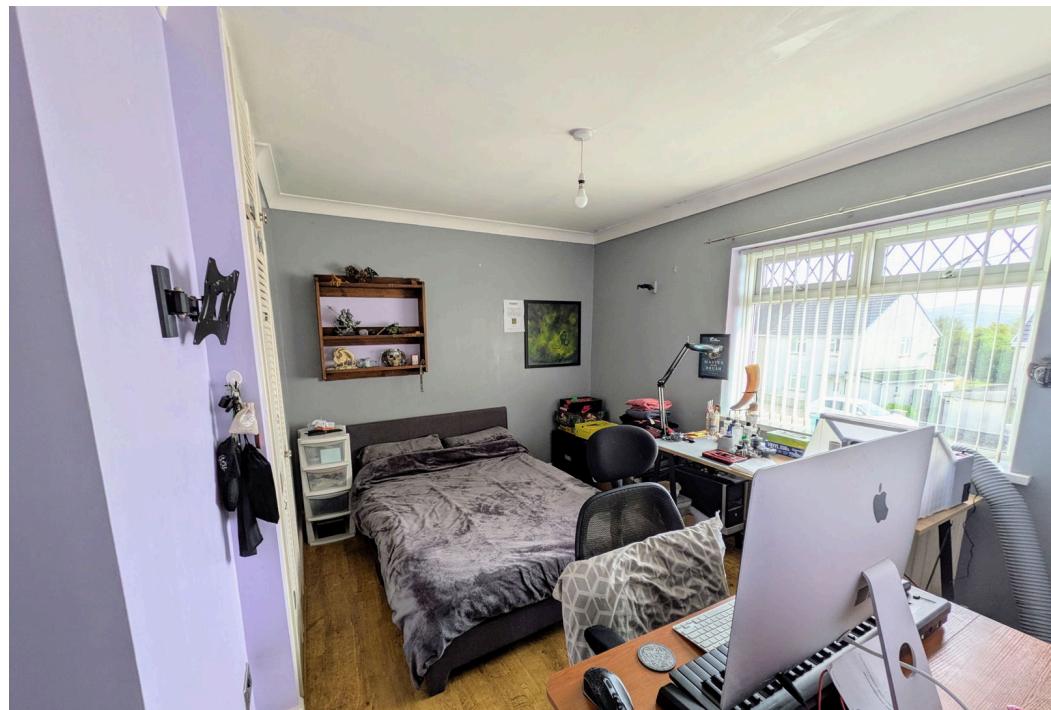
Laminate flooring, stairs to first floor.

### Lounge

4.6m x 3.45m (15'1" x 11'4"/9'4")

Double glazed window to front, single panel radiator, electric fire in surround, double doors to:





## Kitchen/Diner

6.53m x 2.62m (21'5" x 8'7")

Double glazed window to ear, double panel radiator, fitted with wall & base units, space for Range style cooker, extractor fan over, sink & draining board unit, plumbing for dishwasher, tiled floor, part tiled walls.

## Sitting Room

4.65m x 3.68m (15'3" x 12'1")

Double glazed window & door to side, double panel radiator, laminate flooring.

## Bedroom One

3.84m x 2.26m (12'7" x 7'5")

Double glazed window to rear, radiator, laminate flooring, walk-in-wardrobe.



## En-suite Shower Room

Double glazed window to side, heated towel rail, mains shower in enclosure, WC, pedestal wash hand basin, tiled walls, tiled floor.

## Rear Hallway

Double glazed window to side, tiled floor, single panel radiator.

## Utility Room

Tiled floor, plumbing for washing machine, Worcester gas boiler providing domestic hot water & central heating



## Cloakroom

Double glazed window to rear, tiled floor, WC, pedestal sink.

## First Floor Landing

Double glazed window to side.

## Bedroom Two

4.34m x 3.23m (14'3"/11'7" x 10'7")

Double glaze window to front, single panel radiator, laminate flooring, storage cupboard.





### **Bedroom Three**

4.34m x 2.72m (14'3" x 8'11")

Double glazed window to rear, single panel radiator, laminate flooring, storage cupboard.

### **Bedroom Four**

2.92m x 2.13m (9'7"/5'11" x 7'0")

Double glazed window to front, single panel radiator, storage cupboard.

### **Bathroom**

2.08m x 1.85m (6'10" x 6'1")

Double glazed window to rear, heated towel rail, suite comprising roll top bath, WC, pedestal wash hand basin, tiled floor, tiled walls.

### **Externally**

Gravelled driveway to front providing ample parking, side pedestrian access to an enclosed low maintenance rear garden comprising paved patio area, gravelled area, decked patio area, workshop.

### **Services**

We are advised that mains services are connected.

### **Tenure**

Freehold

### **Council Tax**

Band A

### **Broadband Speed/Mobile Phone Coverage**

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

38 College Street,  
Ammanford, SA18 3AF

#### Office Contact

01269 543 128