



Tycroes Road, Tycroes, SA18 3NS

Offers In Region Of £320,009



Calow Evans
Estate Agents

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Tycroes Road, Tycroes, SA18 3NS

An immaculate family home situated in a sought after location in the village of Tycroes within easy access of the M4 motorway. This detached property boasts three double bedrooms, en-suite facilities a utility room and enjoys a conservatory to the rear with a solid roof with French doors opening out on to the patio area. Externally, there is a driveway providing ample parking, a garage and a fairly private rear garden with fabulous countryside views. Viewing is recommended to appreciate the condition of this home.

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.





Entrance Hall

Composite door to front, laminate flooring, decorative dado rail to half way, single panel radiator, stairs to first floor.

Cloakroom

Double glazed window to front, single panel radiator, WC, wash hand basin in vanity cupboard.

Utility Room

Double glazed window to side elevation, single panel radiator, Worcester gas boiler providing domestic hot water & central heating, plumbing for washing machine.





Lounge

5.46m x 3.61m (17'11" x 11'10")

Double glazed window to front, double panel radiator, gas fire in hearth and surround.

Kitchen/Dining Room

6.45m x 3.02m (21'2" x 9'11")

Double glazed window to rear elevation, double glazed French doors to conservatory, double panel radiator, fitted with wall & base units, gas oven & hob, extractor over, integrated dishwasher, 1 & 1/2 stainless steel sink & draining board.

Sun Room

Electric heater, tiled floor, double glazed windows, double glazed French doors to side & double glazed door to side.



Landing

Double glazed window to side, access to loft with drop down ladder, partly boarded with lighting.

Bedroom One

3.96m x 3.56m (13'0" x 11'8")

Double glazed window to front, single panel radiator.

En-suite Shower Room

WC, pedestal sink, shower cubicle with electric shower, single panel radiator, tiled walls.



Bedroom Two

3.02m x 2.97m (9'11" x 9'9" (to fitted wardrobes))

Double glazed window to rear elevation, single panel radiator, fitted wardrobes with mirrored sliding doors.

Bedroom Three

3.02m x 2.77m (9'11" x 9'1")

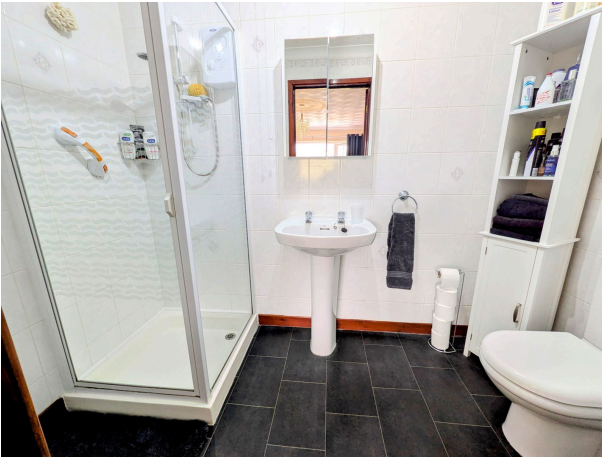
Double glazed window to rear, single panel radiator.

Bathroom

2.72m x 2.31m (8'11" x 7'7")

Double glazed window to front, double panel radiator, tiled walls, suite comprising panelled bath, wash hand basin in vanity, WC.





Extrenally

Paved driveway providing ample parking, garage with electric remote controlled door with power & lighting, side pedestrian access to a private enclosed rear garden comprising paved patio and lawned area with an open aspect.

Services

We are advised that mains services are connected. Leased solar panels.

Tenure

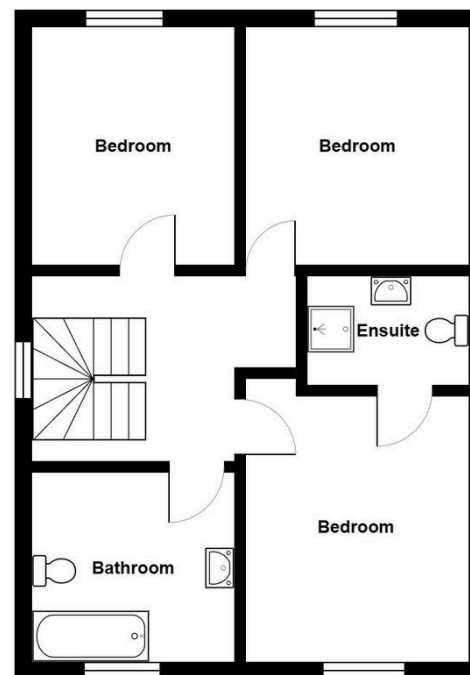
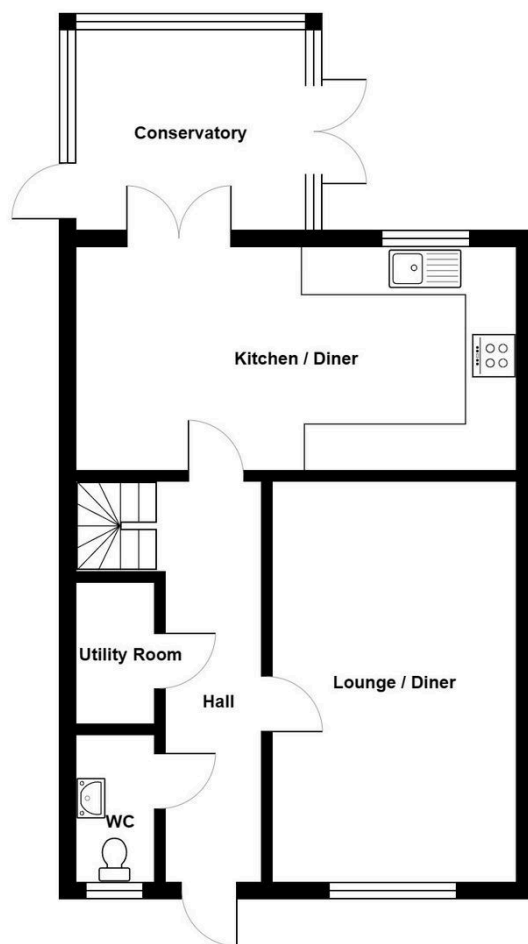
Freehold

Council Tax

Band D

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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Ammanford, SA18 3AF

Office Contact

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