



Derlyn Park, Tycroes, Ammanford, SA18 3AT

Offers In Region Of £219,995



Calow Evans  
Estate Agents

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

## Derlyn Park, Tycroes, Ammanford, SA18 3AT

Located in a quiet cul-de-sac and conveniently close to the M4 motorway, this two-bedroom bungalow has been recently upgraded by the seller. The property features gas-fired central heating and double glazing. Externally, there is ample parking, a carport, and a low-maintenance rear garden. 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. For more extensive shopping options, Ammanford town centre is just a short drive away.





## Accommodation:

### Entrance Hallway

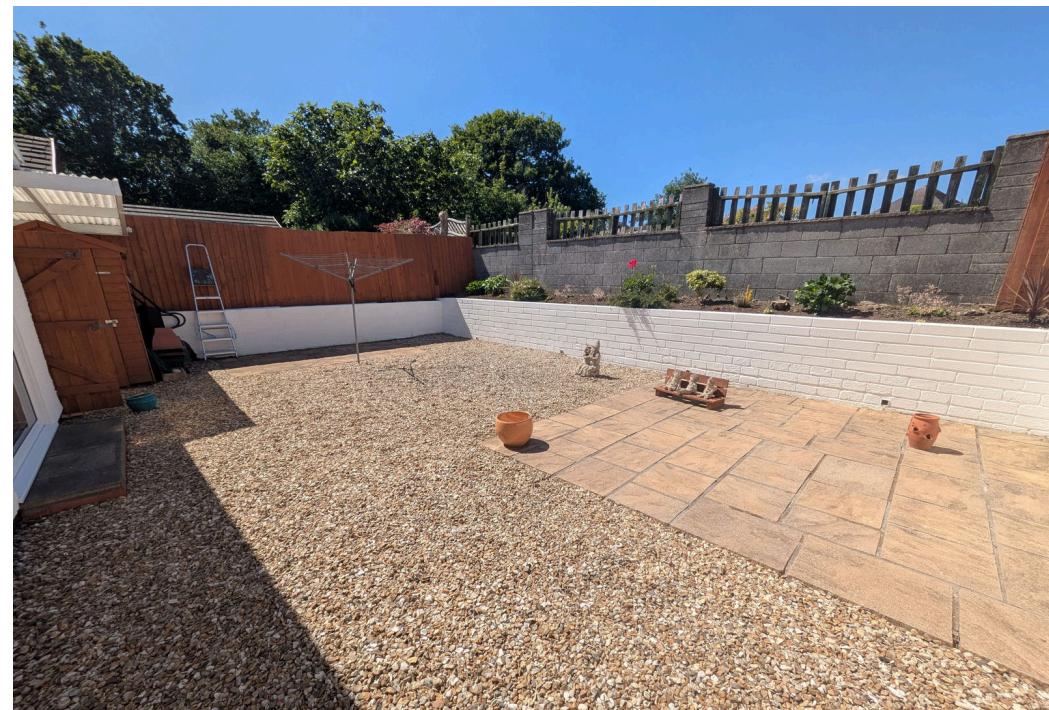
Double glazed panelled door to front, double panel radiator,

### Lounge

5.05m x 3.58m (16'7" x 11'9"/10'3")

Double glazed window to front, double panel radiator, feature fireplace & hearth.





## Kitchen

3.56m x 2.67m (11'8" x 8'9")

Double glazed door & window to side, fitted with wall & base units, sink & draining board, built in electric fan oven & hob, extractor over, plumbing for washing machine, opening to:

## Dining Room

2.69m x 2.41m (8'10" x 7'11")

Double glazed window to side, double panel radiator.

## Inner Hallway

Cupboard housing wall mounted 'Ideal' gas boiler providing domestic hot water & central heating.

## Bedroom One

3.63m x 3.63m (11'11" x 11'11")

Double glazed window to rear, double panel radiator.

## Bedroom Two

3.63m x 2.64m (11'11" x 8'7")

Double glazed window to rear, double panel radiator.

## Shower Room

Double glazed window to side, heated towel rail, suite comprising WC, pedestal wash hand basin, walk-in-shower.

## Externally

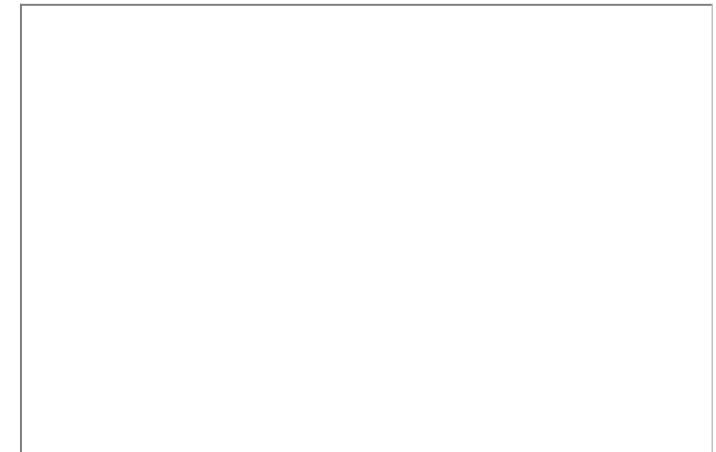
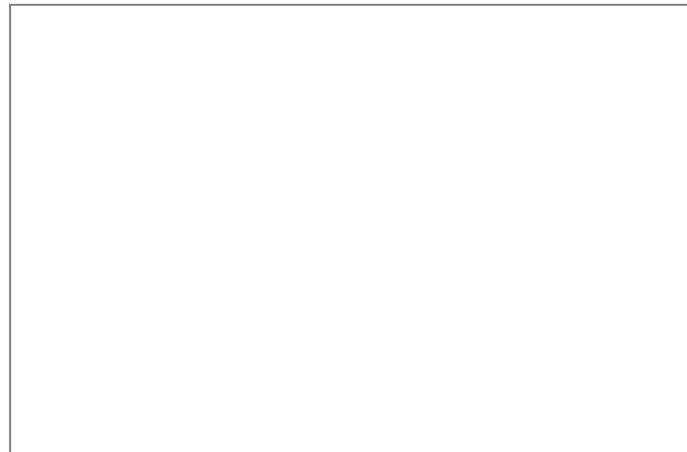
Side driveway providing ample parking, side pedestrian access to a low maintenance rear garden comprising gravelled area, paved patio area, timber storage shed.

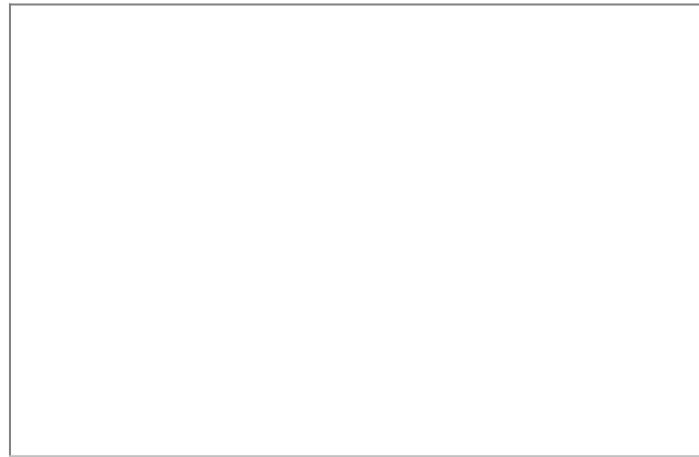
## Services

We are advised that mains services are connected.

## Tenure

Freehold





## **Council Tax**

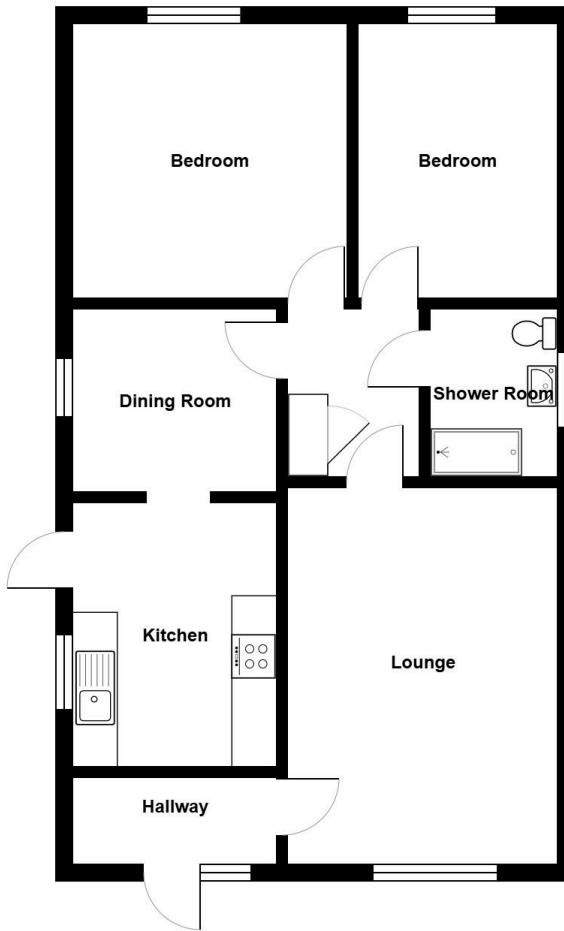
Band C

## **Broadband/Mobile Phone Coverage**

There is superfast broadband and mobile phone coverage in the 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

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