



Pontardulais Road, Tycroes, SA18 3QA

£310,000



Calow Evans
Estate Agents

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Pontardulais Road, Tycroes, SA18 3QA

This outstanding detached family home is ideally situated in the sought-after village of Tycroes, offering excellent access to local amenities and convenient links to the M4 motorway. Designed with modern family living in mind, the property combines generous proportions with high-quality finishes throughout. The ground floor comprises a spacious lounge/dining area, a contemporary fitted kitchen complete with a central island and integrated appliances, and a versatile study or fourth bedroom served by a luxuriously appointed shower room. The first floor offers three well-proportioned double bedrooms, including a master bedroom enjoying impressive countryside views, together with a modern family bathroom.

Externally, the property benefits from off-road parking to the front, a driveway to the side, and a beautifully landscaped rear garden, providing an ideal space for family recreation and outdoor entertaining.





Accommodation:

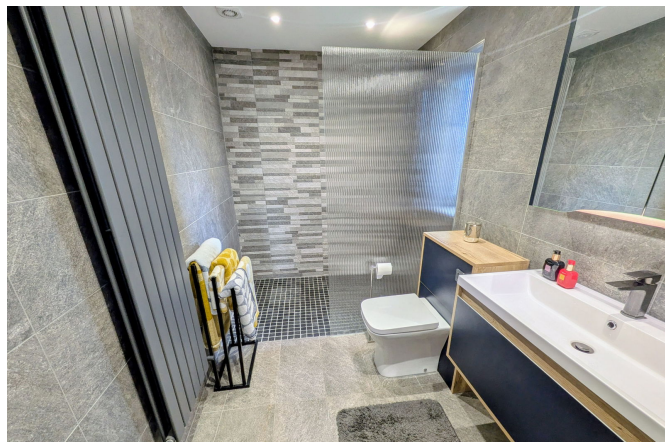
Entrance Hall

Laminate flooring, stairs to first floor, radiator with cover.

Lounge Diner

6.6m x 3.94m (21'8" x 12'11"/11'10")

Double glazed window to front, two double glazed windows to side, vertical radiator, laminate flooring.





Kitchen/Breakfast Room

3.96m x 3.18m (13'0" x 10'5")

Double glazed window to rear & side, vertical radiator, fitted with a range of wall & base units, eye-level electric oven, integrated microwave, fridge-freezer, washing machine, induction hob with extractor fan over, central island, tiled floor, part tiled walls.

Bedroom/Study

2.84m x 1.93m (9'4" x 6'4")

Double glazed window to side, Fakro window, vertical radiator, tiled floor.

Shower Room

2.92m x 1.85m (9'7" x 6'1")

Double glazed window to side, vertical radiator, suite comprising walk-in shower with rain shower & jets, wash hand basin in vanity unit, mirrored cabinet with Bluetooth speakers & lighting, WC, tiled floors, tiled walls, downlighters to ceiling.



First Floor Landing

Access to loft

Bedroom One

3.91m x 3.18m (12'10" x 10'5"/8'11")

Double glazed window to rear, vertical radiator, built-in wardrobes housing wall mounted gas boiler providing domestic hot water & central heating.

Bedroom Two

3.51m x 3.02m (11'6" x 9'11")

Double glazed window to front, radiator, laminate flooring.



Bedroom Three

3.33m x 3m (10'11" x 9'10")

Double glazed window to rear, radiator with cover.

Bathroom

2.54m x 1.88m (8'4" x 6'2")

Double glazed window to front, vertical radiator, suite comprising panelled bath with rain shower, WC, pedestal wash hand basin, downlighters to ceiling.

Externally

Off road parking to the front, gated driveway, rear garden comprising paved patio area with decorative railings and steps down to a fairly level lawned area. Open aspect to rear.





Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band D

Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are 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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