



14 Ammanford Road, Tycroes

Offers In Region Of £210,000



Calow Evans
Estate Agents

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14 Ammanford Road, Tycroes

This three bedroom home is conveniently located near the M4 motorway in the village of Tycroes. The semi-detached property features open plan lounge/diner, entrance porch, modern kitchen with integrated appliances with a utility room, a family bathroom and ensuite on the first floor. It is equipped with gas-fired central heating and double glazing. Externally, the property includes off road parking for two cars, a generous sized rear garden with a workshop.

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.





Porch

Tiled floor, part glass panelled door.

Lounge Diner

6.53m x 4.47m (21'5" x 14'8"/10'7)

Open plan lounge/dinner with double glazed window to front and rear, three double panelled radiators and laminate floor, stairs to first floor.

Kitchen

3.66m x 2.87m (12'0" x 9'5")

A range of wall and base units with integrated oven, electric hob, fridge freezer and dishwasher, double glazed window to side, double panelled radiator and a double glazed glass panel door to side.





Utility Room

2.84m x 1.8m (9'4" x 5'11")

A small base unit, space for appliances, gas boiler, double panelled radiator.

WC

2.18m x 0.89m (7'2" x 2'11")

WC and wash hand basin.

Bedroom 1

3.12m x 2.87m (10'3"/21'1" x 9'5")

Double panelled radiator, double glazed window to side, door to ensuite.

Ensuite

2.26m x 2.84m (7'5" x 9'4")

WC, wash hand basin in vanity unit, corner shower cubicle, respetex effect panel and splash back, heated towel rail.

Bedroom 2

3.78m x 2.49m (12'5" x 8'2")

Double glazed window to front, double panelled radiator.

Bedroom 3

3.84m x 1.88m (12'7" x 6'2")

Double glazed window to front, double panelled radiator.

Bathroom

2.67m x 1.7m (8'9" x 5'7")

Double glazed window to rear, double panelled radiator, panelled bath with shower over, part tiled walls, WC and wash hand basin with tiled splash back.

Externally

Off road parking for two cars to the front, side pedestrian access, a patio area with small shed directly to the side and to the rear you have an area laid with chippings followed by a good sized lawn surrounded with plants and shrubs leading to a generous sized workshop.

Services

We are advised that mains services are connected.





Tenure

Freehold

Council Tax band

Band B

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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