

FREEHOLD



House (EPC Rating: C)

**PARC GWERNEN, TYCROES, AMMANFORD**

**SA18 3PT**

Offers In The Region Of

**£159,995**

# 3 Bedroom House located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Three Bedroom Semi Detached House, on a corner plot located on a popular development a few minutes from the small village of Tycroes with local amenities of shopping, school and good transport links with the M4 Motorway just 3.5 miles away at Junction 49, with more shopping, leisure and schools located in Ammanford Town Centre just under 2 miles away. The accommodation comprises entrance porch, lounge, kitchen, utility area, and conservatory. The accommodation comprises, entrance porch, lounge, kitchen, utility area, and conservatory on the ground floor with 3 bedrooms and family bathroom located on the first floor. The property benefits from gas central heating and uPVC double glazing. Externally, the property offers off-road parking, leading to a garden area that consists of a paved patio and a raised lawn, both fully enclosed and complemented by a balcony. Council Tax Band - C. Freehold. EPC -C72.

NO ONWARD CHAIN.

## Ground Floor

With a front entrance porch featuring a panel glazed door that leads into...

### Entrance Porch

With stairs to the first floor.

### Lounge

14'9" x 14'1"

With radiator, laminate floor, and window to the front of the property.

### Kitchen

14'5" x 8'6"

With base and wall units, single drainer sink unit with mixer tap, gas hob with extractor fan, plumbing for an automatic washing machine, radiator, part-tiled walls, a tiled floor, window to the rear, and french doors leading to the conservatory.

### Utility Area

14'9" x 6'2"

With windows to the side and front of the property.

### Conservatory

13'1" x 11'1"

With radiator, laminate floor and door leading to the rear of the property.

## First Floor

Landing area with hatch to roof space and airing cupboard.

### Bedroom 1

10'5" x 8'2"

With radiator and window to the front of the property.

### Bedroom 2

9'10" x 8'6"

With radiator, fitted wardrobe and window to the rear of the property.

### Bedroom 3

7'10" x 6'6"

With radiator and window to the front of the property.

### Bathroom

6'6" x 5'6"

With low level flush WC, pedestal wash hand basin, bath with an overhead shower attachment, part tiled walls and window to the rear of the property.

### External

Front: With low-maintenance area with stone chippings, a raised decked seating area, and off-road parking space for two cars.

Rear: The garden area features a paved patio and a raised lawn, both fully enclosed and complemented by a balcony.

### Council Tax

- Band C

### Services

Mains gas, electricity, water and drainage.

### Tenure

Freehold

### NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.



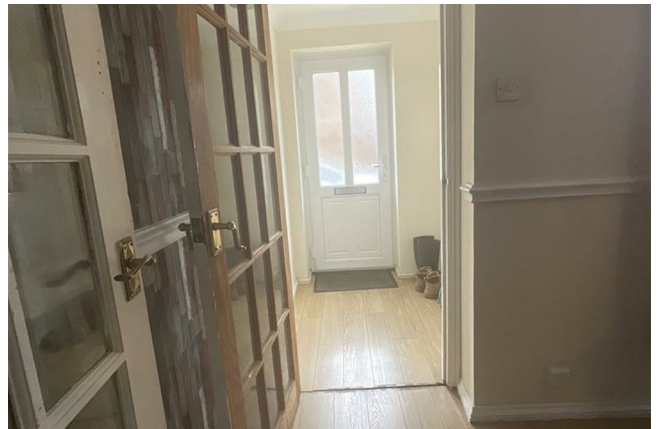
### **SOCIAL MEDIA**

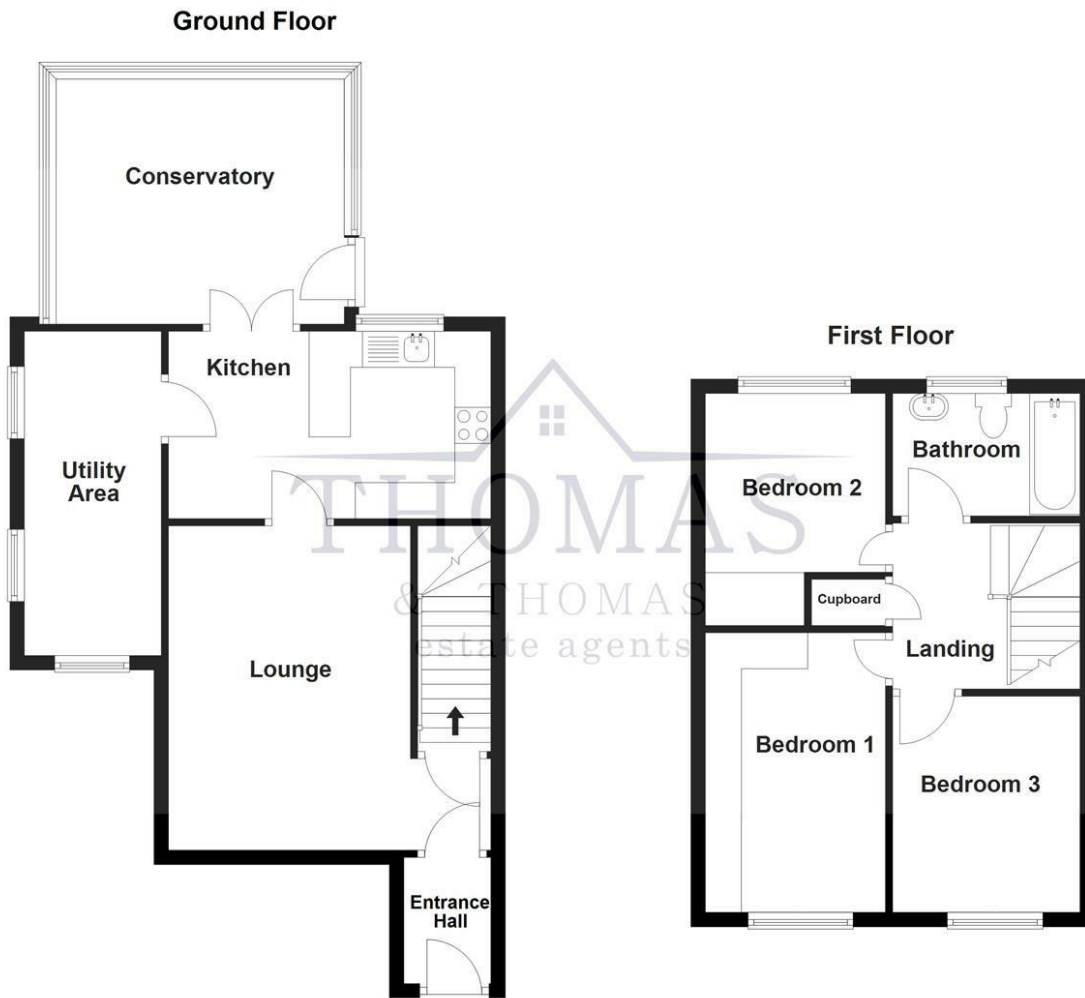
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### **Directions**

Leave Ammanford via Wind Street, turn left onto New Road, proceed along New Road into Pantyffynnon, then into Tycroes Road, take the first left into Fforest Fach estate, then take the first turning right into Parc Gwernen, and take the right turning, and the property can be located in the corner of the cul-de-sac and identified by our For Sale board.

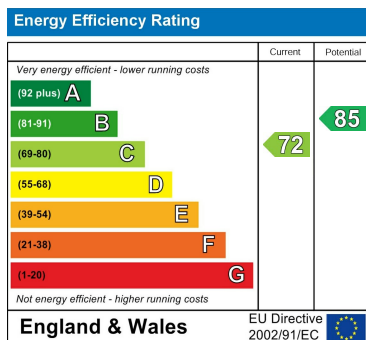




Council Tax Band

**C**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

