



House - Link Detached (EPC Rating:) Freehold

CWMFFERWS ROAD, TYCROES, SA18 3UA

Offers In The Region Of

£345,000

4 Bedroom House - Link Detached located in Tycroes

Thomas & Thomas Estate Agents has the pleasure in offering For Sale this spacious Linked Detached home set on a large plot in the small village of Tycroes and within 3 miles of Ammanford town centre, which offers a full range of amenities including shopping, leisure facilities, schools and good transport links with the M4 motorway (Junction 49) less than a mile away. The accommodation comprises Porch, Entrance Hall, Lounge, Sitting Room, Dining Room, Second Sitting Room, Kitchen, Utility Room and Cloakroom on the Ground Floor with 4 Bedrooms and a Family Bathroom on the First Floor. Externally, the property offers a single garage, large driveway providing ample parking, front forecourt and a spacious tiered rear garden. The property benefits from new uPVC Double Glazing & Oil Central Heating.

Council Tax Band - D. Freehold. EPC - D58. NO ONWARD CHAIN!

Ground Floor

with uPVC front entrance door leading into...

Porch

With tiled floor, stone brick feature, uPVC windows to the front and side and obscure glass door leading to...

Entrance Hall

With radiator, stairs to first floor and textured ceiling.

Lounge

4.92 x 4.0 (16'1" x 13'1")

With radiator, feature fireplace with an electric inset and an oak and marble surround, textured and coved ceiling and uPVC white sliding doors to the front lawn.

Sitting Room

3.2 x 3.2 (10'5" x 10'5")

With radiator, textured and coved ceiling.

Dining Room

3.35 x 2.75 (10'11" x 9'0")

With radiator and French patio doors leading to the rear.

Second Sitting Room

3.20 x 2.77 (10'5" x 9'1")

With radiator and under stairs cupboard.

Kitchen

3.06 x 3.36 (10'0" x 11'0")

With a range of fitted base and wall units, display cabinets, one and a half bowl stainless steel sink unit with mixer taps, BEKO electric induction hob with extractor above and BEKO electric oven below. Additional features include an integrated dishwasher, space for fridge/freezer, radiator, part tiled walls, tiled floor and uPVC window to the rear.

Utility Room

2.95 x 1.2 (9'8" x 3'11")

With plumbing for automatic washing machine, space for tumble dryer, access to garage, radiator, tiled floor and obscure glass window to the side.

Cloakroom

0.98 x 1.26 (3'2" x 4'1")

With low level flush WC, pedestal wash hand basin, radiator and obscure glass window to the side.

First Floor

Landing

With hatch to roof space.

Bedroom 1

4.3 x 3.55 (14'1" x 11'7")

With radiator, fitted wardrobes, textured ceiling and uPVC window to the front.

Bedroom 2

3.85 x 3.17 (12'7" x 10'4")

With radiator, fitted wardrobes, textured ceiling and uPVC window to the rear.

Bedroom 3

3.07 x 3.38 (10'0" x 11'1")

With radiator, Velux window and uPVC window to the rear.

Bedroom 4

3.1 x 2.14 (10'2" x 7'0")

With radiator, textured ceiling and uPVC window to the front.

Bathroom

4.06 x 2.43 red 1.48 (13'3" x 7'11" red 4'10")

With low level flush WC, pedestal wash hand basin, shower enclosure with mains shower and Respatex surrounding, corner jacuzzi spa whirlpool bath with chrome fittings and airing cupboard. Additional features include heated towel rail, radiator, part textured ceiling, part tiled walls, laminate floor, two Velux windows and an obscure glass window to the side.

External

Front: Driveway with ample parking leading to a single garage (5.2 x 2.77m (17'0" x 9'1")) with up and over door and electricity connected. Front forecourt mainly laid to lawn with shrubs.

Rear: Tiered garden comprising a paved front section, followed by a lawned area with an oil tank screened by shrubs. This leads to a decking area, then a tiled section with a summer house and finally a further lawned area with apple trees.

Council Tax

- Band D

Services

Mains electric, water and drainage. Oil Tank.



Tenure
Freehold

NOTE
All photographs have been taken with a wide angle lens.

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

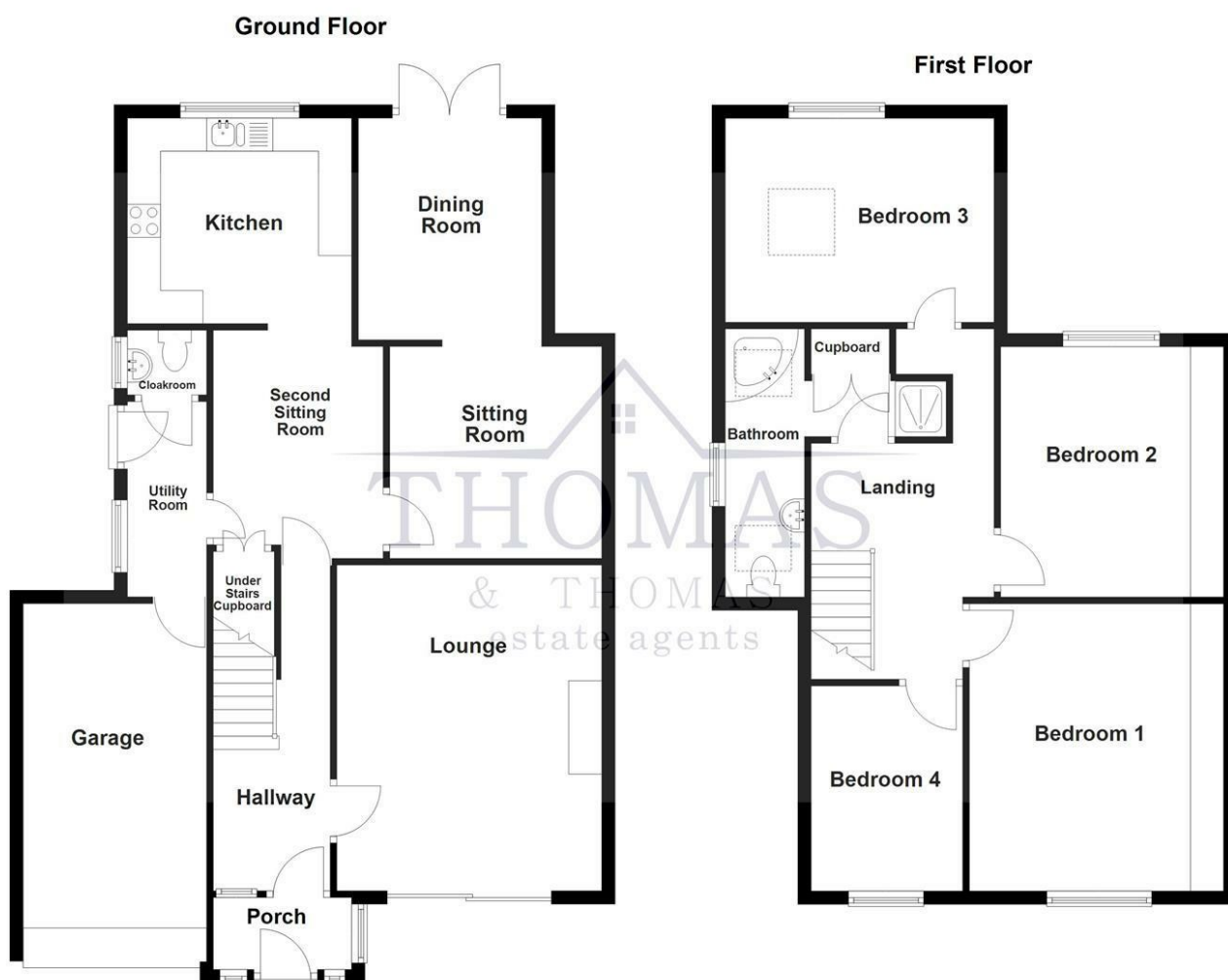
Viewings
By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk

Social Media
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions
Leave Ammanford on Wind Street, proceed over the roundabout and then travel for almost 2 miles to the village of Tycroes. Turn right into Cwmfferws Road immediately after the Mountain Gate Pub and follow the road down the hill and round the bend and continue on the road and the property can be found on the left hand side, identified by our For Sale board.



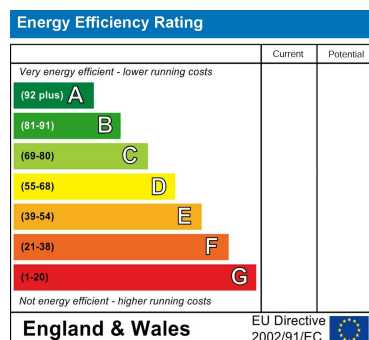
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CARMARTHENSHIRE, SA18 3AB



Council Tax Band

D

Energy Performance Graph



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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.