



Tirycloed Road, offers in excess of £220,000

- 3 Bed Detached Home
- Well kept Large Rear Garden
- Driveway
- Outbuilding
- Balcony with views
- Spacious house with plenty of rooms and space for storage
- Garage, utility and basement
- EPC Rating: D



 3
  1
  2



About the property

Located on the sought-after Tirycloed Road in Ammanford, this well-presented and contemporary family home offers generous accommodation throughout. The ground floor comprises an inviting porch, leading onto the hallway and into the lounge, a dining room, a modern fitted kitchen, and a convenient downstairs toilet. There is also a separate utility room providing extra space for appliances and storage, with direct access to the garage and basement - ideal for additional storage or workshop use.

Upstairs, the property features three well proportioned bedrooms and a modern family bathroom. The main bedroom enjoys access to a private enclosed balcony that overlooks the well maintained rear garden - a perfect space for morning coffee or evening relaxation.

Externally, the home is complemented by a large, landscaped garden offering plenty of space for outdoor entertaining, a driveway and outbuilding for additional storage.



Accommodation

Garage	13' 3" x 11' 4" (4.04m x 3.45m)
18' x 9' 8" (5.49m x 2.95m)	Bedroom Two
Storage Basement	10' 8" x 11' 6" (3.25m x 3.51m)
13' 1" x 9' 8" (3.99m x 2.95m)	Bedroom Three
Utility	11' 9" x 11' 6" (3.58m x 3.51m)
12' 9" x 10' 2" (3.89m x 3.10m)	Bathroom
Hall	11' 8" x 5' 7" (3.56m x 1.70m)
18' 3" x 5' 1" (5.56m x 1.55m)	Landing
Lounge/Diner	14' 1" x 5' 7" (4.29m x 1.70m)
23' 2" x 12' 5" (7.06m x 3.78m)	Shed
Dinning Room	13' 4" x 7' 2" (4.06m x 2.18m)
14' 1" x 10' 4" (4.29m x 3.15m)	
Kitchen	
12' 8" x 10' 2" (3.86m x 3.10m)	
Bedroom One	
13' 2" x 10' 6" (4.01m x 3.20m)	
Bedroom One Balcony	

01792 798201

morrison@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let