



**175 Tycroes Road, Tycroes, Ammanford, SA18 3NS**

**Offers in the region of £150,000**

A well presented semi detached house set in a convenient location with easy travelling distance of Ammanford and the M4 motorway. The village of Tycroes is approximately half a mile distant and offers a Primary School, village shop and Post Office, Chemist and Takeaways. Accommodation comprises entrance hall, lounge, sitting room, kitchen, utility room, bathroom and 3 bedrooms and benefits from LPG central heating, uPVC double glazing, off road parking and enclosed rear garden.



## Ground Floor

uPVC double glazed entrance door into

## Entrance Hall

with stairs to first floor, radiator and textured ceiling.

## Lounge

12'0" x 15'5" (3.66 x 4.72)



with radiator, dado rail, understairs cupboard and uPVC double glazed windows to side and rear.

## Sitting Room

9'0" x 9'6" (2.76 x 2.90)



with radiator and uPVC double glazed window to front.

## Kitchen

10'7" x 12'3" (3.24 x 3.74)



with range of base and wall units, display cabinets, stainless steel single drainer sink unit with mono bloc tap, freestanding electric cooker with extractor over, part tiled walls, tiled floor, radiator and uPVC double glazed window to side.

## Utility Room

5'11" x 4'9" (1.81 x 1.47)



with wall mounted Vokera boiler providing domestic hot water and central heating, plumbing for automatic washing machine, hatch to roof space, cushion flooring and uPVC double glazed door to rear.

## Bathroom

5'11" x 7'1" (1.81 x 2.18)



with low level flush WC, pedestal wash hand basin, panelled bath, radiator, part tiled walls, tiled floor, extractor fan and uPVC double glazed window to rear.

## First Floor

### Landing

with hatch to roof space, textured ceiling and uPVC double glazed window to side.

### Bedroom 1

10'2" x 11'2" (3.12 x 3.42)



with radiator, built in wardrobes, textured ceiling, dado rail and two uPVC double glazed windows to front.

### Bedroom 2

10'10" x 8'1" (3.32 x 2.48)

with radiator textured ceiling and uPVC double glazed window to rear.

### Bedroom 3

6'5" x 7'0" (1.98 x 2.14)

with radiator and uPVC double glazed window to rear.

## Outside

Tarmac parking area for two cars to front, side gated pedestrian access to rear garden with patio area, lined garden and shed.

## Services

Mains water, electricity and drainage. LPG heating.

## Council Tax

Band B

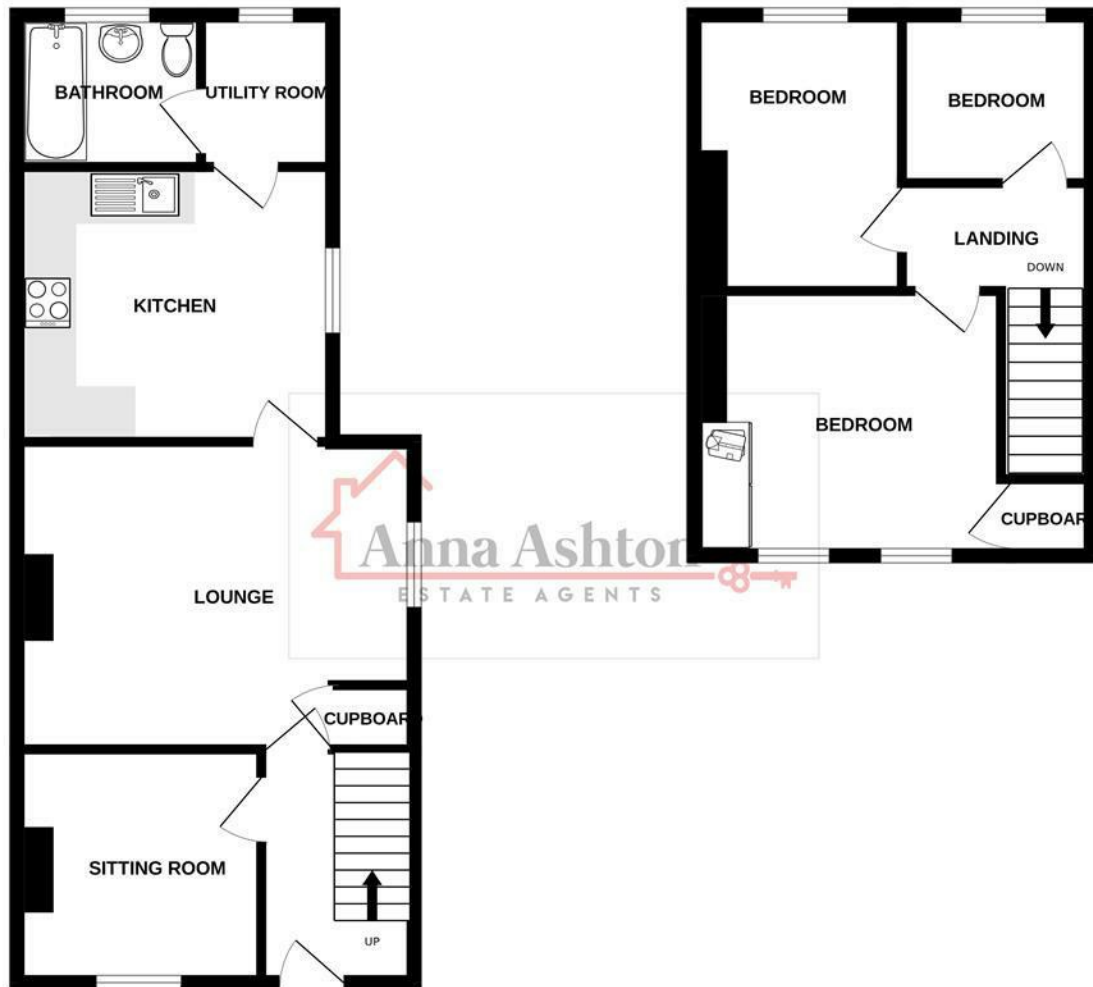
## Directions

Leave Ammanford on Wind Street and proceed over the roundabout. Bear left into New Road and travel for approximately 1.5 miles over the level crossing and through Mill Terrace. Proceed up the hill into Tycroes Road and the property can be found on the left hand side, identified by our For Sale board.

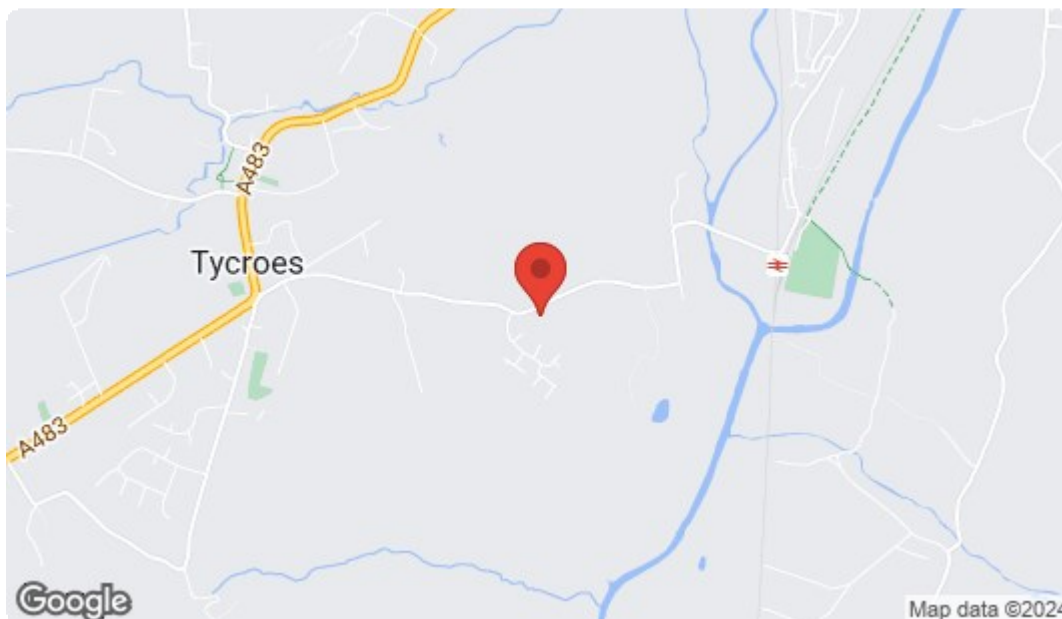
## NOTE

All photographs are taken with a wide angle lens.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.