



Gwynllwyd 24a Tycroes Road, Tycroes, Ammanford, SA18 3NT

Offers in the region of £249,950

NO ONWARD CHAIN.... We are delighted to offer for sale this surprisingly spacious, detached bungalow set within walking distance of the village Tycroes with its Post Office and village shop, Primary school and Chemist and only 2 miles of the M4 motorway. Accommodation comprises entrance hall, lounge, Kitchen with breakfast area, 2 double bedrooms and bathroom, integral garage and parking and enclosed, low maintenance front and rear gardens.

Ground Floor

uPVC double glazed entrance door into

Entrance Hall

with radiator, textured and coved ceiling, hatch to roof space, airing cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator and slatted shelving, built in cupboard with shelving and coat hooks.

Lounge

12'0" x 24'5" (3.66 x 7.45)



with gas fire in feature surround, 2 radiators, 2 wall lights, textured and coved ceiling and uPVC double glazed windows to front.

Kitchen with Breakfast Area

14'1" x 12'0" (4.3 x 3.66)



with range of base and wall units, stainless steel single drainer sink unit with mixer tap,

freestanding cooker with extractor over, plumbing for automatic washing machine, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to side, uPVC double glazed door to side porch.

Bedroom 1

12'11" x 12'0" (3.95 x 3.67)



with radiator, 2 wall lights, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

12'11" x 12'0" (3.95 x 3.68)



with radiator, built in mirror fronted wardrobes, textured and coved ceiling and uPVC double glazed window to rear.

Bathroom

7'5" x 8'7" (2.28 x 2.62)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, shower cubicle with electric shower, part tiled walls, extractor fan, shaver point and light, radiator, textured and coved ceiling and uPVC double glazed window to side.

Side Porch

9'0" x 3'2" min (2.75 x 0.97 min)

with uPVC double glazed door to front, door to the rear garden, door to integral garage and uPVC double glazed window.

Integral Garage

20'1" x 15'1" (6.13 x 4.61)

with up and over door, uPVC double glazed window to side and power and light connected.

Outside



Driveway with parking for 2 cars leading to garage, enclosed low maintenance front garden, gated access to side and rear with timber shed, outside tap and light, small lawned garden.

Services

Mains water, electricity, gas and drainage.

Council Tax

Band D

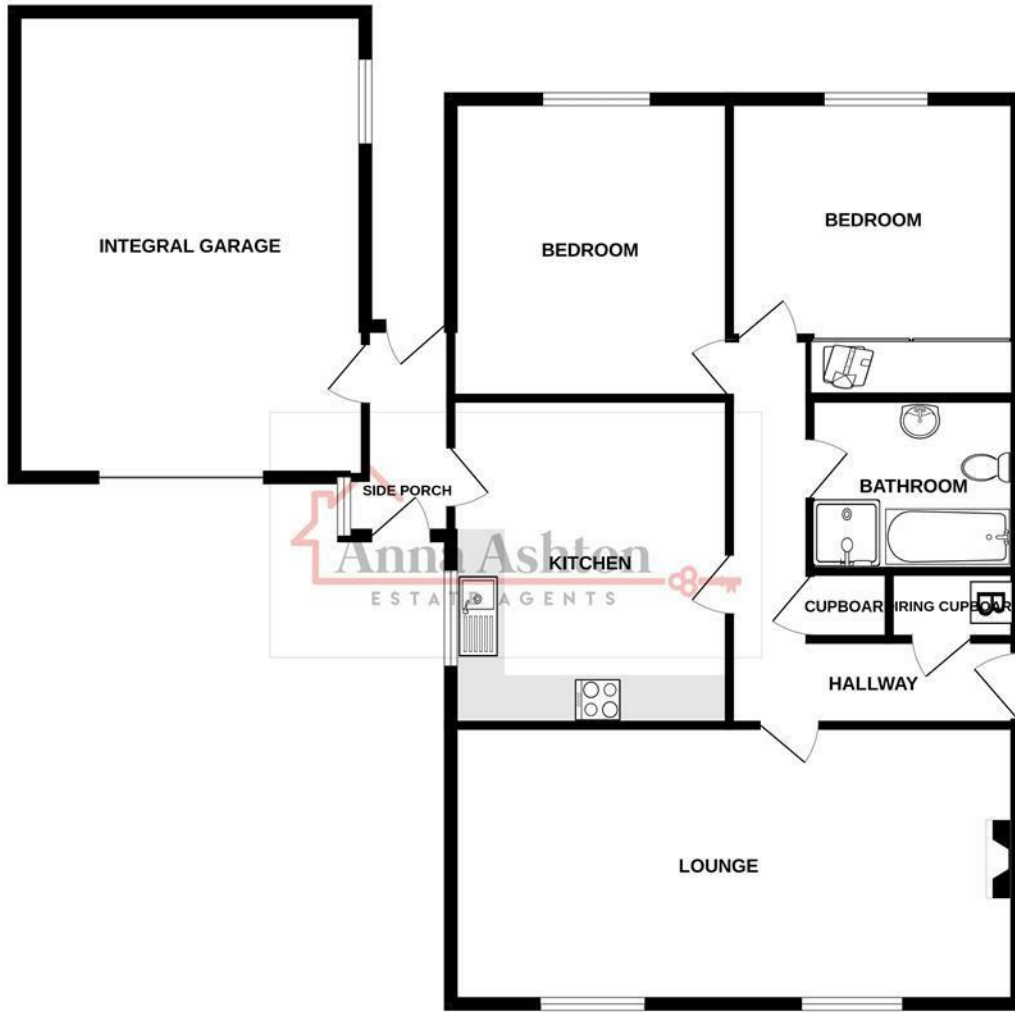
Directions

Leave Ammanford on Wind Street and follow the road for approximately 2 miles into the village of Tycroes. Turn left towards Pantyffynnon and the bungalow can be found on the left hand side, identified by our For Sale board,

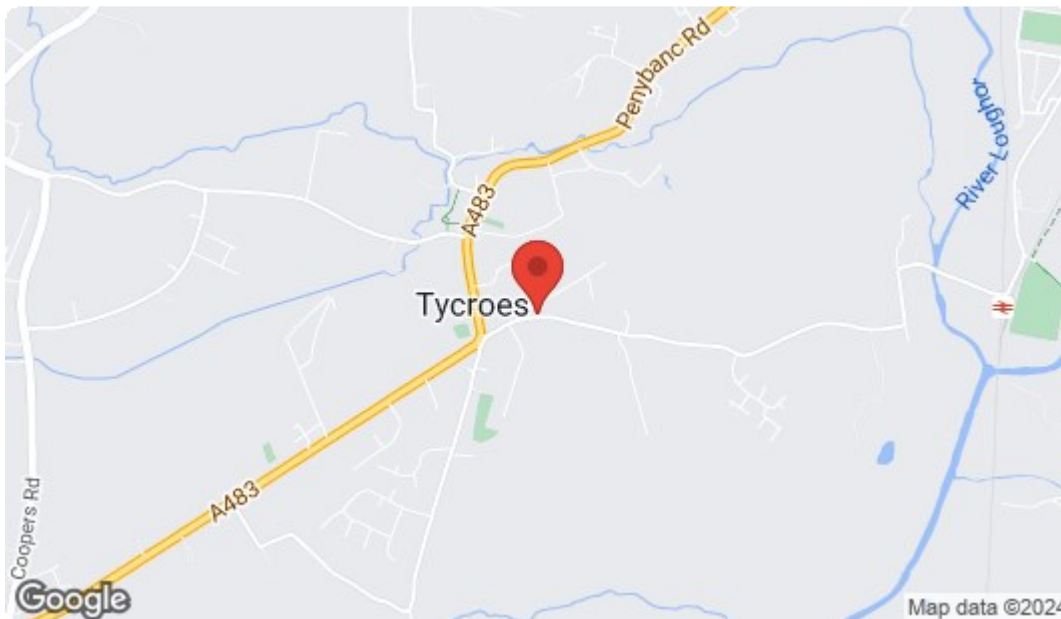
NOTE

All photographs are taken with a wide angle lens.

GROUND FLOOR



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) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

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