



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

**Offers in the region of £225,000**

A 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, downstairs WC, conservatory, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 2 cars, detached garage and front and rear gardens.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

### Lounge

12'8" red to 10'2" x 11'10" (3.88 red to 3.10 x 3.63)



with fireplace, picture rail, laminate floor, radiator, textured ceiling and uPVC double glazed bay window to front.

### Sitting Room

10'5" x 12'4" (3.20 x 3.76)



with fire in feature surround, alcoves with shelving and cupboards, laminate floor, radiator, coved ceiling and uPVC double glazed window and door to rear.

## WC

5'10" x 3'6" (1.79 x 1.08)



with low level flush WC, vanity wash hand basin, textured ceiling and uPVC double glazed window to side.

## Kitchen

8'4" x 7'1" (2.55 x 2.18)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit tie mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, coved ceiling and uPVC double glazed window to rear.



## Conservatory

8'6" x 8'3" (2.60 x 2.54)



with radiator, glass roof and uPVC double glazed windows and for to side.

## First Floor

### Landing

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

### Bedroom 1

12'11" max x 18'5" max (3.96 max x 5.63 max)



with built in cupboards and drawers, fitted wardrobes, radiator, coved ceiling and uPVC double glazed window and bay window to front.

## Bedroom 2

12'4" x 11'5" (3.77 x 3.48)



with feature fireplace, picture rail, radiator, coved ceiling and uPVC double glazed window to rear.

## Bathroom

8'5" x 7'3" (2.57 x 2.21)



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

## Outside



with lawned garden to front, side access either side of the property including drive leading to detached garage with up and over door and door and window to side, garden with mature shrubs and trees, patio area and store shed.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

## NOTE

All photographs are taken with a wide angle lens.

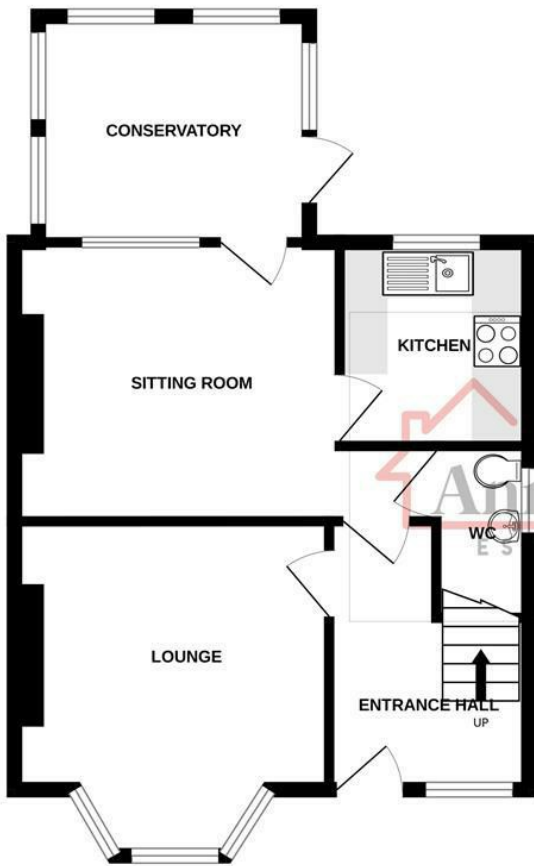
## Directions

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.

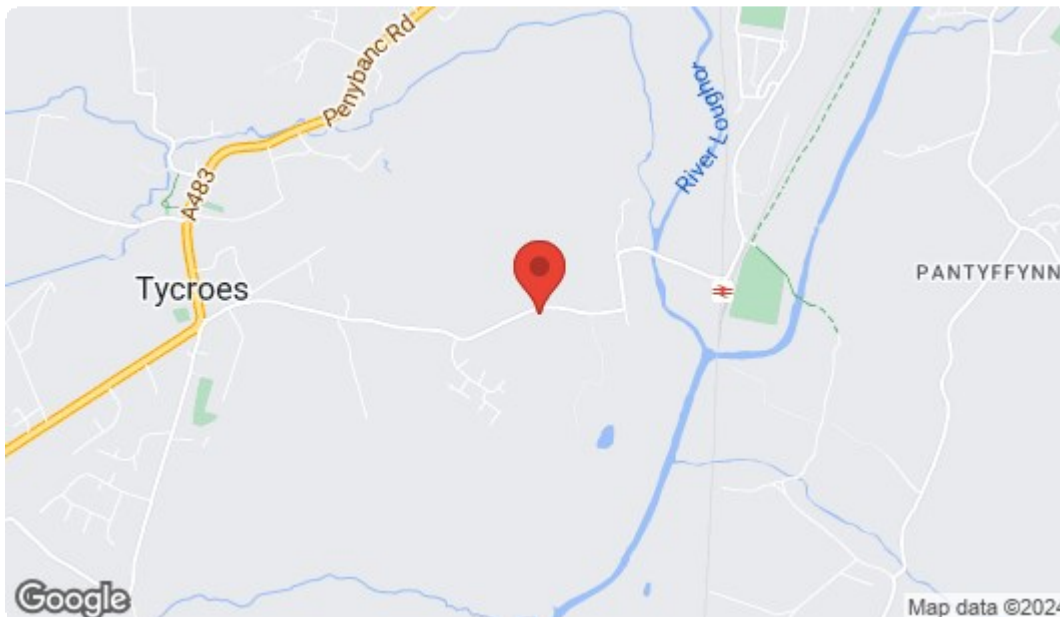


GROUND FLOOR

1ST 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) <b>A</b>		<b>100</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	<b>60</b>	
	(39-54) <b>E</b>		
	(21-38) <b>F</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.