



20 Hendre Road, Tycroes, Ammanford, SA18 3LA

Offers in the region of £299,950

A well presented, detached bungalow set in the village of Tycroes within easy access of local amenities including Doctor's surgery, chemist, Post Office and shop, approximately 2 miles from Ammanford town centre and 2 miles from the M4 motorway. Accommodation comprises entrance hall, kitchen, lounge, bathroom, separate WC and 3 double bedrooms and benefits from oil central heating, uPVC double glazing, detached garage, parking for a further 5 cars and front and rear gardens.

Composite entrance door

with glazed side panel

Entrance Hall

with double airing cupboard, hatch to part boarded roof space, radiator, textured and coved ceiling.

Kitchen

15'10" minimum x 9'8" (4.84 minimum x 2.96)



with range of base and wall units, stainless steel sink unit with monobloc tap, electric cooker point, extractor hood, freestanding oil boiler (in cupboard) providing domestic hot water and central heating, plumbing for automatic washing machine, built in cupboards, part tiled walls, radiator, textured and coved ceiling, uPVC double glazed window to side and uPVC double glazed door to side.

Lounge

18'0" x 13'5" minimum (5.5 x 4.1 minimum)



with feature brick fireplace and electric fire, 2 radiators, 2 wall lights, textured and coved ceiling and uPVC double glazed window to rear.

Bathroom

10'4" x 7'1" (3.16 x 2.16)



with pedestal wash hand basin, panelled bath, shower enclosure with mains shower, part tiled walls, shaver light/point, radiator, textured and coved ceiling and uPVC double glazed window to side.

Separate WC

3'4" x 7'9" (1.02 x 2.37)



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

Bedroom 2

12'3" x 10'8" (3.74 x 3.27)



with fitted wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

10'4" x 14'4" (3.17 x 4.37)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 3

14'0" x 9'11" (4.27 x 3.04)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

Outside



Lawned garden to front with gravelled

border, tarmacadam driveway for 5 cars, lawned and paved rear garden. Glass house, timber shed, block built store (1.09 x 2.43) with light connected.

Detached garage

18'4" x 11'11" (5.61 x 3.64)



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

Services

Mains water, electricity and drainage.

Council Tax

Band E

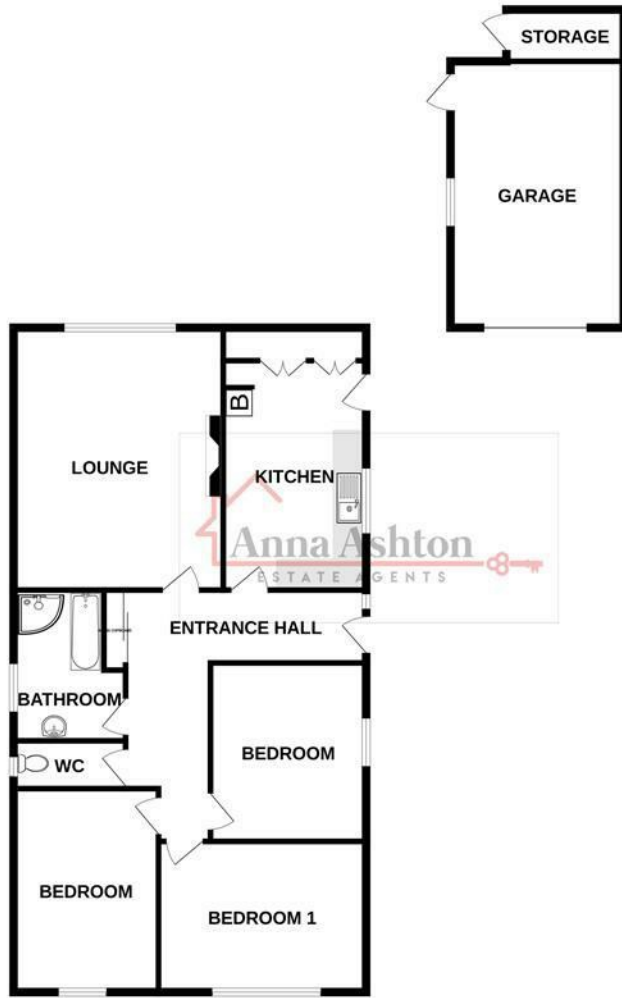
Directions

Leave Ammanford on Wind Street and travel for approximately 2 miles to the village of Tycroes. Turn second right onto Hendre Road, signposted to Capel Hendre and after approximately half a mile the property can be found on the left hand side, identified your For Sale board.

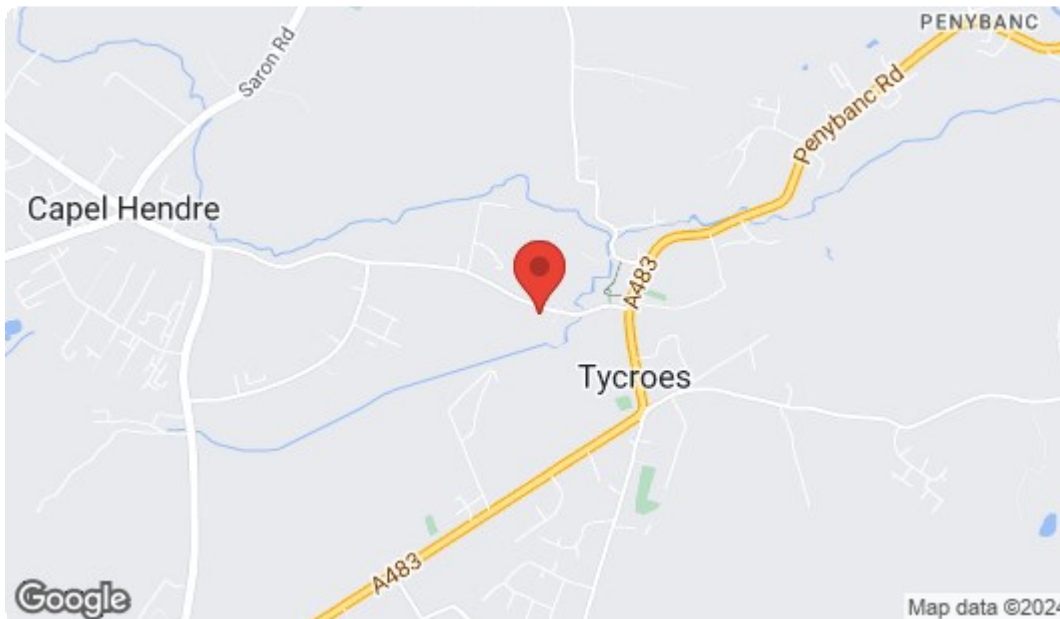
NOTE

All internal 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			
(81-91) B			
(69-80) C			
(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.