



**17 Llys Tir Nant, Tycroes, Ammanford, SA18 3PS**

**£385,000**

We are delighted to offer for sale this well-presented, modern bungalow set on a generous plot. The bungalow is located on a new development on the edge of the village of Tycroes which offers a Post Office and General Store, a Chemist and Primary School. The M4 motorway is approximately, three miles distant and Ammanford town centre, with its wider range of amenities, is only two miles away. Accommodation comprises entrance hall, lounge, kitchen/diner, utility room, 3 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, integral garage and surrounding gardens. Viewing highly recommended.

## Ground Floor

Composite entrance door to

## Entrance Hall

with built in double cupboard with shelving and hanging rail, tiled floor and radiator.

## Bedroom 1

11'5" x 11'2" (3.50 x 3.41)



with built in cupboard with hanging rail, radiator and uPVC double glazed window to front.

## En Suite

3'9" x 8'8" (1.16 x 2.66)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains dual head shower, tiled walls, tiled floor, heated towel rail, extractor fan, downlights and uPVC double glazed window to side.

## Bedroom 2

8'10" x 11'11" (2.71 x 3.64)



with radiator and uPVC double glazed window to front.

## Bedroom 3

10'4" x 12'5" (3.17 x 3.81)



with radiator and uPVC double glazed window to side.

## Lounge

14'2" x 16'2" (4.34 x 4.93)



with electric fire in feature surround, radiator, electric radiator and uPVC double glazed French doors to side.

## Kitchen/Diner

11'10" x 12'5" (3.61 x 3.80)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in double oven, integrated automatic dishwasher, integrated fridge freezer, wine cooler, plinth lights, part tiled walls, tiled floor, radiator, downlights and uPVC double glazed window to rear.

## Bathroom

7'8" x 8'7" (2.34 x 2.64)



with low level flush WC, vanity wash hand basin with cupboard under, panelled bath with central taps, shower cubicle with dual head mains shower, tiled walls, tiled floor, extractor fan, shaver point, downlights and uPVC double glazed window to side.

## Utility Room

6'0" x 9'10" (1.85 x 3.02)



with range of fitted base units, single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, tiled floor, radiator and uPVC double glazed door to rear.

## **Integral Garage**

17'1" x 9'8" (5.21 x 2.96)

with electric roller door, wall mounted gas boiler providing domestic hot water and central heating, sprinkler system manifold and uPVC double glazed window to side.

## **Outside**



with lawned garden to front, brick paved drive for several cars leading to integral garage. Side access either side of the property to enclosed rear garden with gravelled garden, paved patios, lawned garden to the rear and outside tap and lights.

## **Services**

Mains gas, electricity, water and drainage.  
Owned Solar panels.

## **Council Tax**

Band D

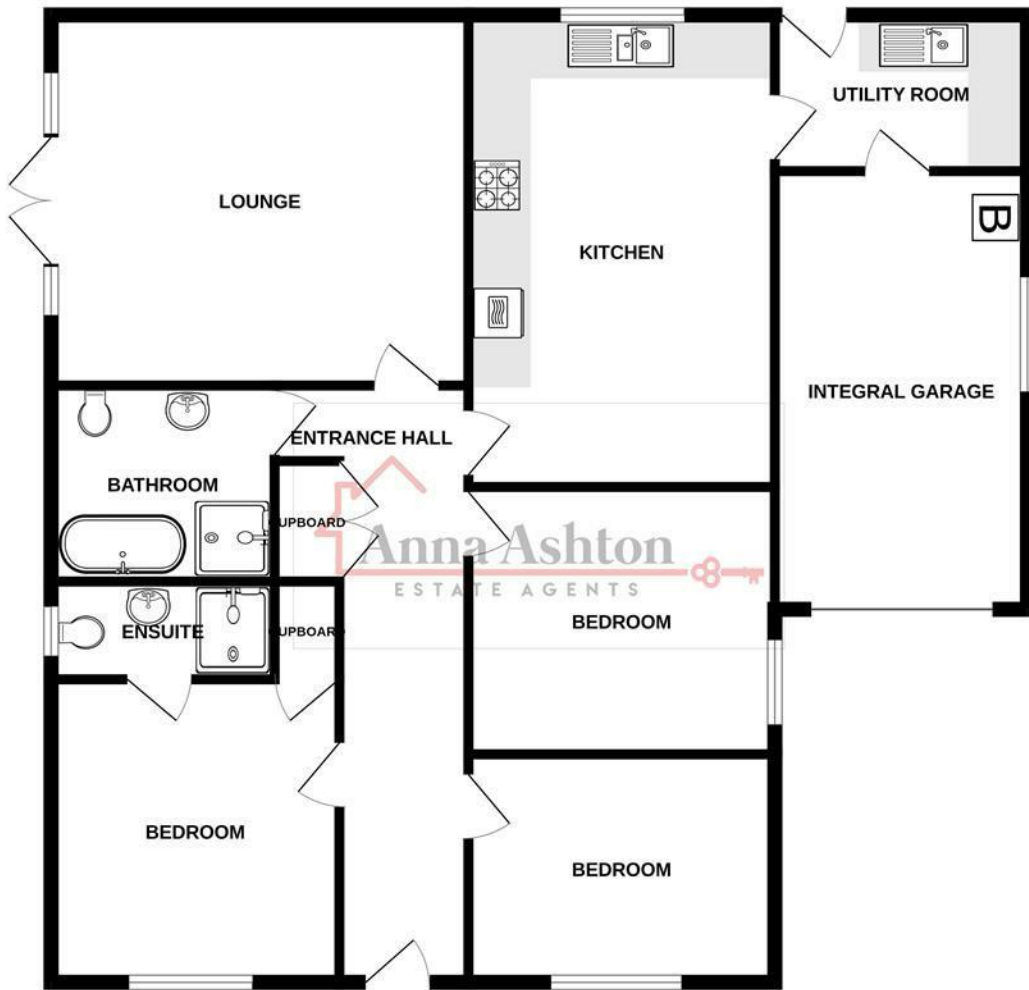
## **NOTE**

All internal photographs are taken with a wide angle lens.

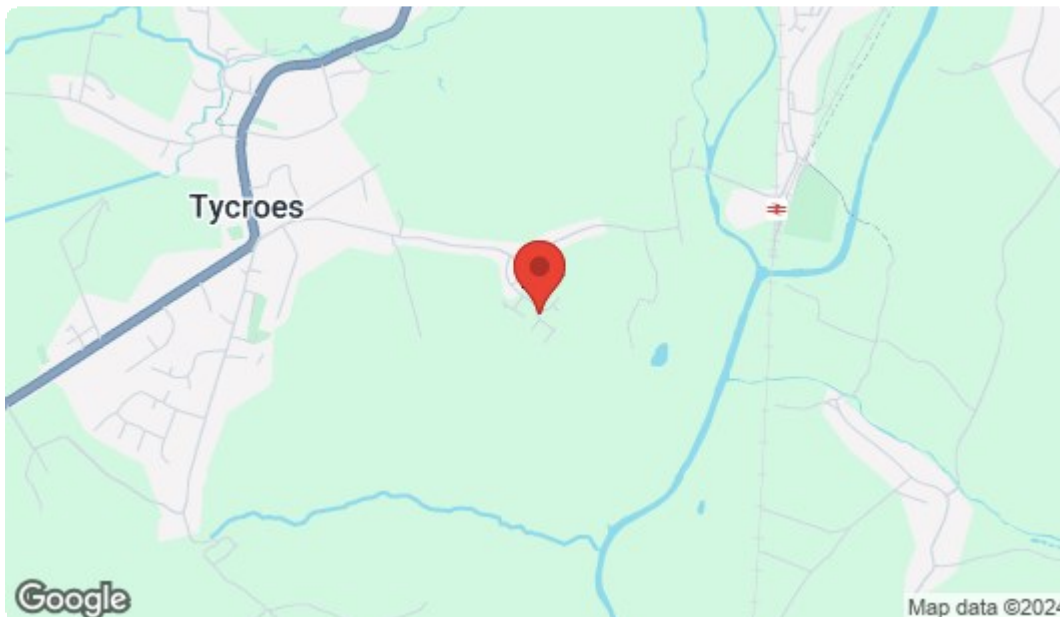
## **Directions**

Leave Ammanford on Wind Street and continue over the roundabout. Bear left into New road and follow the road through Pantyffynnon and Mill Terrace. Climb the hill then turn left into Fforest fach. Turn second right into Llys Tirnant and the property can be found in front of you, identified by our For Sale board.

# 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) <b>A</b>		91	92
(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 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.