



**108 Penygarn Road, Tycroes, Ammanford, SA18 3PF**

**Offers in the region of £249,995**

NO ONWARD CHAIN

A detached house set in the village of Tycroes which lies approximately 3 miles from Ammanford town centre and within easy access of the M4 motorway and offers amenities all within walking distance of the property, including a local store, pharmacy, doctors' surgery and primary school, as well as public transport links to nearby Ammanford, Llandeilo and Swansea towns. Accommodation comprises porch, entrance hall, lounge, hall way, kitchen/diner, utility room, downstairs shower room, sitting room, lean to, 3 double bedrooms and bathroom. The property benefits from gas central heating with a recently installed boiler that includes a 10 year warranty, mostly wooden double glazing, off road parking and enclosed front and large rear garden.



## Ground Floor

Hard wood entrance door to

## Porch

with wooden single glazed windows to front and side and door to

## Entrance Hall

with stairs to first floor, radiator and textured and coved ceiling.

## Lounge

15'7" x 10'9" (4.76 x 3.29)



with feature fireplace, radiator, dado rail, textured and coved ceiling and wooden double glazed window to front.

## Hall Way



with under stairs cupboard, dado rail, radiator and textured and coved ceiling.

## Kitchen/ Diner

10'11" x 11'1" (3.34 x 3.39)



with a range of fitted base and wall units, display cabinets, 4 ring gas hob with extractor over and oven under, built in cupboards and seating area, alcoves, radiator, part tiled walls, coved ceiling and wooden single glazed window to lean to.

## Utility Room

5'4" x 6'6" (1.64 x 1.99)



with range of fitted base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine and uPVC double glazed window to side.



### Downstairs Shower Room

6'0" x 6'4" (1.84 x 1.94)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower and uPVC double glazed window to rear.

### Sitting Room

8'6" x 10'5" (2.60 x 3.18)



with feature fireplace, dado rail, radiator, textured and over ceiling, wooden double glazed window to front and window to hall way.

### Lean To

12'0" x 5'11" (3.68 x 1.81)



with base units, plumbing for automatic washing machine, wooden single glazed windows to rear and side and uPVC double glazed door to side.

### First Floor

#### Landing

with hatch to roof space, radiator and textured and coved ceiling.

#### Bedroom 1

16'2" x 9'6" (4.93 x 2.91)



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



### Bedroom 2

10'10" x 11'6" (3.31 x 3.52)



with built in cupboards, wall mounted gas boiler providing domestic hot water and central heating, radiator, textured and coved ceiling and wooden double glazed window to side.

### Bathroom

7'8" x 7'10" (2.36 x 2.41)



with low level flush WC, vanity wash hand basin with cupboards, panelled bath with built in cupboard, radiator, part tiled walls, textured and coved ceiling and wooden single glazed window to rear.

### Bedroom 3

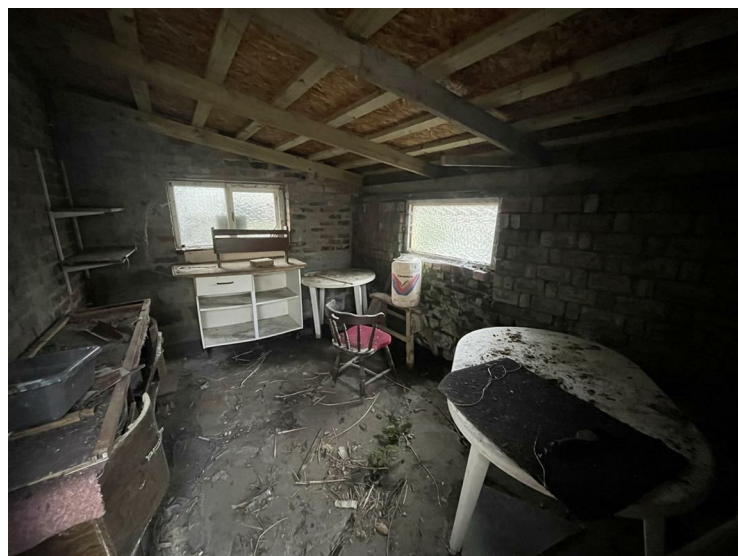
7'8" x 13'6" (2.36 x 4.14)



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

### Back Shed

9'2" x 12'7" (2.80 x 3.71)



with wood door to side and windows to garden store and rear.

### Garden Store

9'6" x 4'6" (2.90 x 1.38)

with wood door to side and windows to side rear and side.

## Garage

23'5" x 14'7" (7.14 x 4.45)



with folding doors, power and light connected, windows to side and rear and door to side.

## Outside



Gravelled area and gated, paved driveway with off road parking for up to 2 cars to front with some mature shrubs to the side. Elongated rear garden is bordered by mature trees and shrubs, with large lawned area divided by additional mature shrubs and gate. Garden comprises of several patio areas allowing seating space, pond, outside tap, timber shed and far reaching views from the rear.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band D

## NOTE

All photographs are taken with a wide angle lens.

## Directions

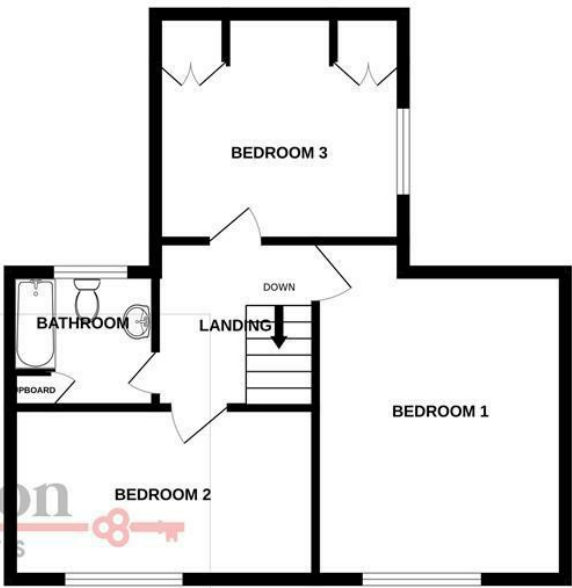
Leave Ammanford on Wind Street, proceed through the traffic lights and travel approximately 3 miles into the village of Tycroes. At the square in Tycroes turn second left and bare right into Penygarn Road, follow the road for half of a mile and the property can be found on the right hand side.



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) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.