



## **Penpant, 124 Pontardulais Road, Tycroes, Ammanford, SA18 3RD**

**Offers in the region of £355,000**

A detached house with an attached barn ripe for conversion (subject to necessary planning consent) set in the village of Tycroes with its range of village amenities to include Post Office, shop, Doctor's surgery and approximately 1 mile from the M4 motorway, a short distance from Ammanford town with its wider range of amenities. Accommodation comprises lounge/diner, kitchen, utility room, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, ample off road parking and barns.



## Ground Floor

uPVC double glazed entrance door to

## Lounge/Diner

12'5" x 22'0" (3.79 x 6.72)



with wood burner, stairs to first floor, 2 radiators and 2 uPVC double glazed windows to front.

## Kitchen

9'5" x 17'5" (2.88 x 5.33)



with range of fitted base and wall units with Granite surface, lights under and inside cupboards, stainless steel single drainer sink unit with mixer taps, Flavel Range cooker (bottled gas), integrated automatic dishwasher, integrated fridge freezer, small breakfast bar, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window and door to rear.

## Utility

9'5" x 6'4" (2.89 x 1.94)

with fitted units, plumbing for automatic washing machine, radiator, textured ceiling and uPVC double glazed window to rear.

## First Floor

## Landing

with downlights.

## Bedroom 1

14'6" x 13'1" max (4.44 x 4.008 max)



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

## Bedroom 2

9'7" x 11'8" (2.94 x 3.56)



with radiator, laminate floor, textured ceiling and uPVC double glazed window to rear.

## Bedroom 3

11'0" x 10'7" max (3.37 x 3.23 max)



with hatch to roof space, radiator, textured

ceiling and uPVC double glazed window to front. **Outside**

### Bathroom

5'7" x 10'3" (1.72 x 3.14)



with low level flush WC, vanity wash hand basin with cupboards under, tiled effect panelled bath, shower enclosure with mains shower, tiled effect panelled walls, extractor fan, heated towel rail, radiator, downlights, light up mirror and uPVC double glazed window to rear.

### Barn 1

14'9" x 28'6" (4.50 x 8.70)

with power and light connected, electric car charging point, broadband connected and 3 wood doors to rear.

### Barn 2

14'9" x 15'1" (4.50 x 4.62)

with power and light connected and uPVC double glazed door to rear.

### Garage

14'9" x 19'8" (4.50 x 6.01)

with up and over door.



WC - 1.08 x 1.78

Patio area, lawned garden, far reaching views and ample off road parking for up to 10+ cars.

### Services

Mains electricity, water and drainage

### Council Tax

Band D

### NOTE

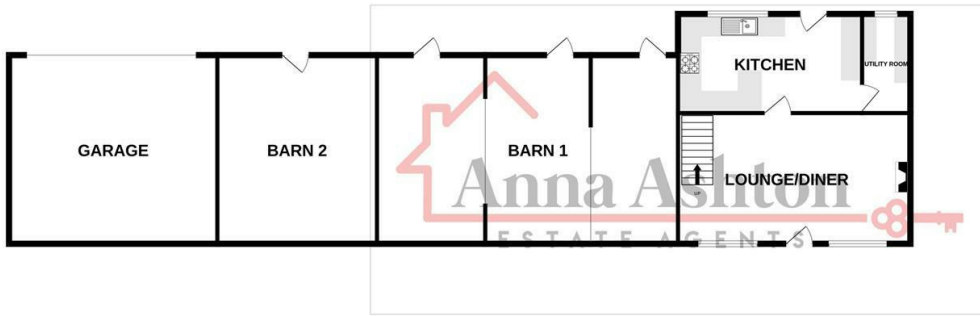
All internal photographs are taken with a wide angle lens.

### Directions

Leave Ammanford on Wind street and proceed straight through the traffic lights, follow the road for approximately 2 miles to Tycroes and proceed up the hill and the property can be found on your right hand side, identified by our For Sale board.



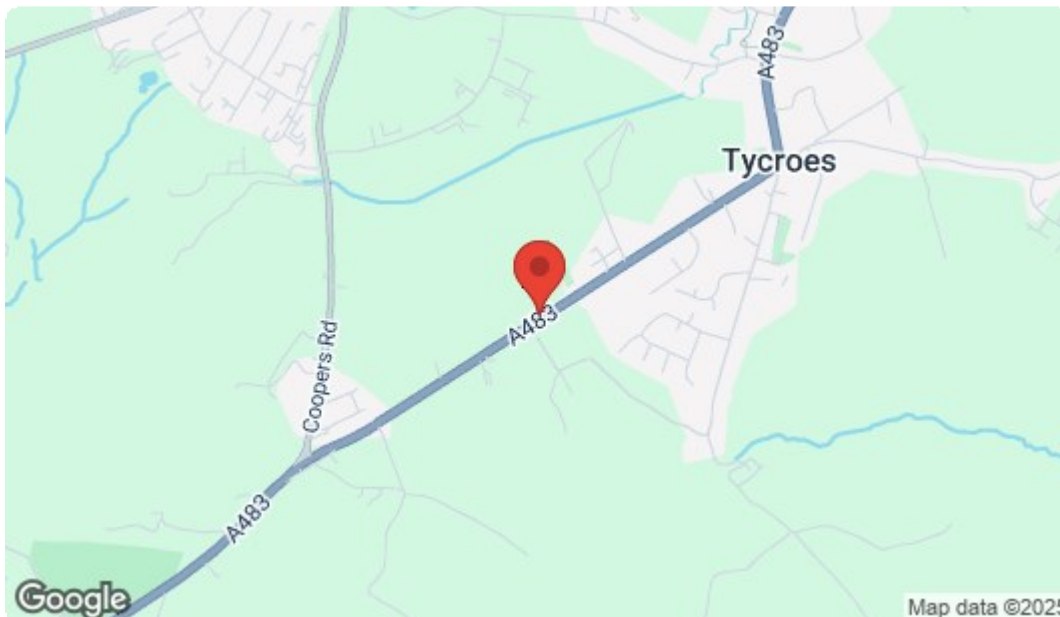
GROUND FLOOR



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.  
Made with Metropix ©2025



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.