



16 Lllys Tirnant, Fforest Fach, Tycroes, Ammanford, SA18 3PS

Offers in the region of £340,000

NO ONWARD CHAIN!

We are delighted to offer for sale this well-presented, modern bungalow. 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, kitchen/living, 3 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars and enclosed rear garden.

Ground Floor

Composite entrance door to

Entrance Hall

with built in cupboard with manifold for sprinkler system, tiled floor and 2 radiators.

Bedroom 1

11'11" x 10'11" (3.64 x 3.33)



with radiator and uPVC double glazed window to front.

En Suite

3'10" x 8'5" (1.17 x 2.57)



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

Bedroom 2

10'4" x 10'9" (3.16 x 3.30)



with radiator and uPVC double glazed window to front.

Bedroom 3

6'10" x 10'9" (2.09 x 3.30)



with radiator and uPVC double glazed window to side.

Bathroom

6'8" x 10'10" (2.04 x 3.31)



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

Kitchen/Living

12'6" x 28'4" (3.83 x 8.64)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring gas hob with extractor over, built in oven and grill, integrated automatic dishwasher, integrated fridge/freezer, part tiled walls, tiled floor, radiator, downlights and uPVC double glazed window to rear and 2 French doors to rear.

Utility Room

5'4" x 10'9" (1.64 x 3.30)



with range of fitted base units, sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and uPVC double glazed door to side.

Outside



with artificial grass border with shrubs and trees, brick paved drive for 4 cars, side access either side of the property to enclosed rear garden with large timber shed, paved patio area, artificial grass, flower borders with mature shrubs and trees, vegetable planters, gravelled areas and 3 power sockets.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

Agents Note

This property has owned solar panels, burglar alarm and sprinkler system
The property is situated on a private road serving numbers 13,14, 15 & 16.

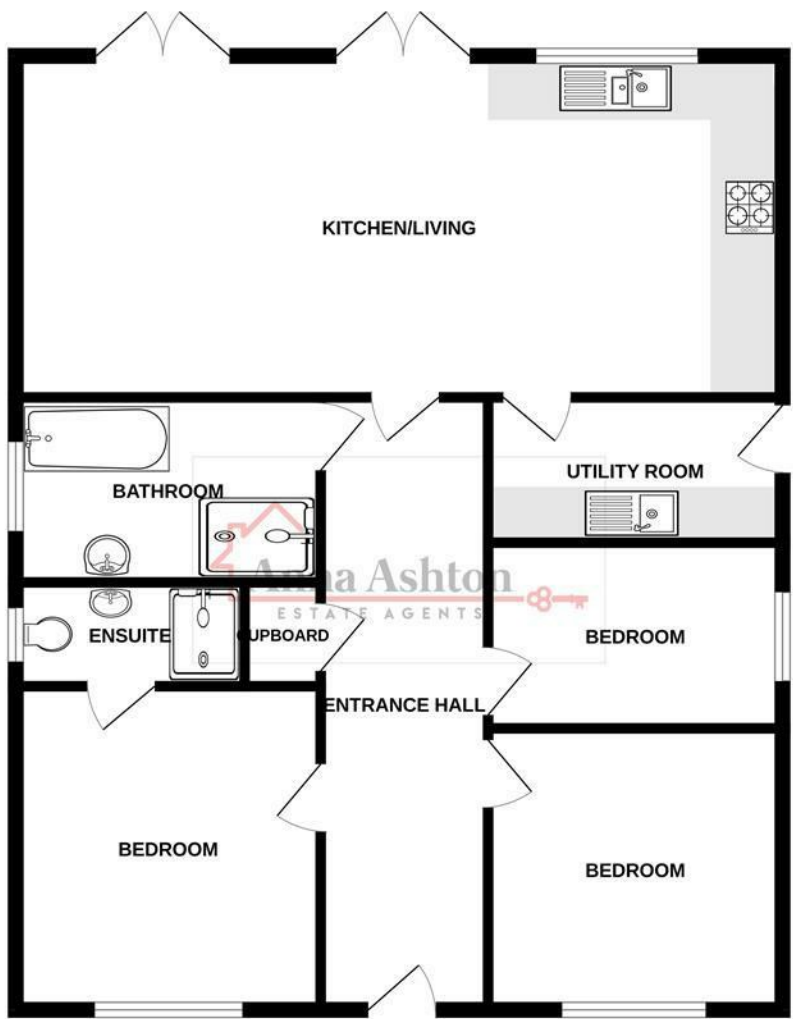
NOTE

All internal photographs are taken with a wide angle lens.

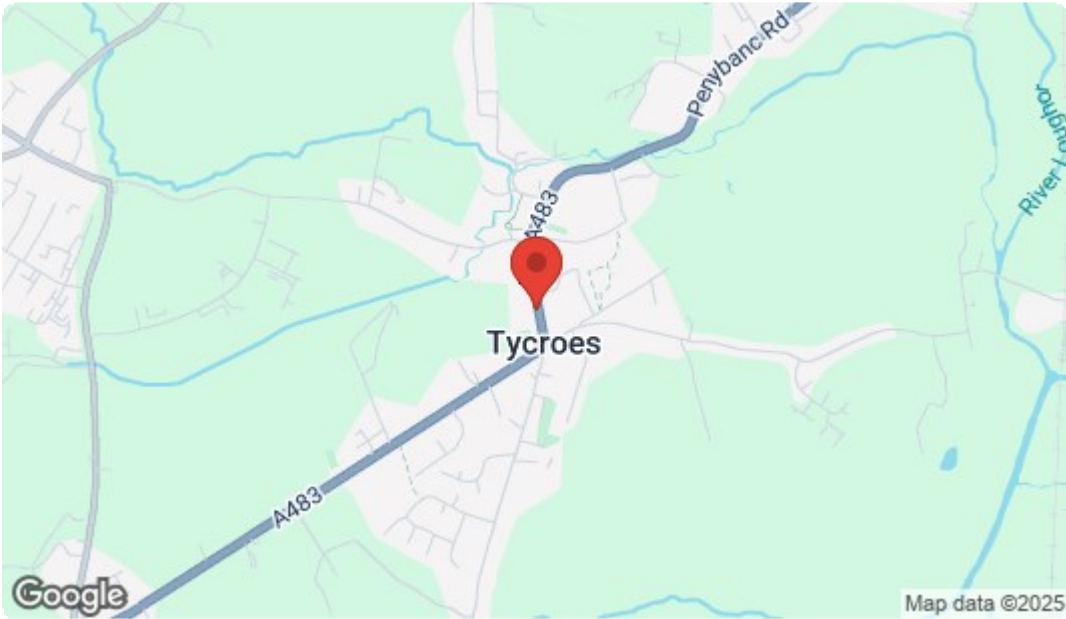
Directions

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 then first right onto the private road and the property can be found on the right hand side, 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) A	92	93
(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.