



2 Hendre Road, Tycroes, Ammanford, SA18 3LA

Offers in the region of £179,950

A semi detached house situated in the village of Tycroes, close to local amenities, 2 miles from Ammanford town centre and within easy access of the M4 motorway. Accommodation comprises entrance hall, lounge/diner, kitchen, bathroom and 2 bedrooms. The property benefits from LPG central heating, uPVC double glazing, off road parking for 1 car and enclosed rear garden with stable.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, laminate floor and radiator.

Lounge

11'7" x 11'9" (3.54 x 3.60)



with multi fuel fire, under stairs cupboard, laminate floor, radiator and uPVC double glazed window to rear. Opening to

Dining Room

9'8" x 11'1" (2.96 x 3.39)



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

Kitchen

11'8" x 8'7" (3.57 x 2.63)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, electric cooker point, plumbing for automatic washing machine, part tiled walls, laminate floor, radiator, hatch to roof space and uPVC double glazed window and door to side.

Bathroom

9'6" x 7'0" (2.91 x 2.15)



with low level flush WC, vanity wash hand basin, panelled bath, shower cubicle with dual head mains shower, heated towel rail, part tiled walls, laminate floor, extractor fan and uPVC double glazed window to side and roof window to side.

First Floor

Landing

with hatch to rood space, built in cupboard and uPVC double glazed window to rear.

Bedroom 1

10'10" x 15'0" (3.31 x 4.59)



with radiator and 2 uPVC double glazed windows to front.

Bedroom 2

10'7" x 8'10" (3.23 x 2.70)



with radiator and uPVC double glazed window to rear.

Outside



with off road parking for 1 car, side access to rear garden with multiple wooden store sheds, block built stable (3.92 x 2.82) concrete area, gravelled area and lawned garden.

Services

Mains electricity, water and drainage. LPG central heating

Council Tax

Band B

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 and turn right onto Hendre road and the property can be found on the left hand side, identified by our For Sale board.



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		62
(21-38) F	32	
(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.