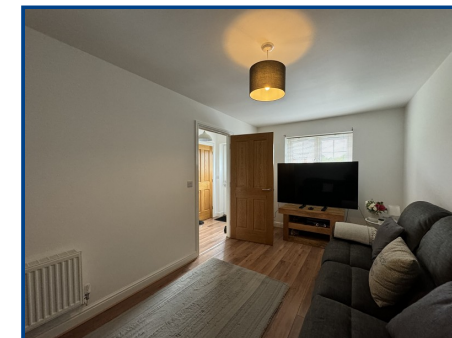




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**20 Parc Yr Hendre
Tycroes
Ammanford
Carmarthenshire
SA18 3GA**

Price **£230,000**



- Four bedroom semi detached property
- Lounge, kitchen/ diner
- Family bathroom, WC, en suite
- Boiler room, dressing room/office
- Upvc glazing
- Gas fired central heating
- Driveway for off road parking
- Rear garden

EPC Rating: C79

General Description

We have the pleasure in offering for sale this four bedroom semi detached property in the village of Tycroes close to local amenities including a bus stop, local shop, surgery, primary school and approximately three and a half miles from the M4 junction 49. The property is approximately two and half miles from Ammanford town centre and its amenities.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Parc Yr Hendre, Tycroes, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom semi detached property in the village of Tycroes close to local amenities including a bus stop, local shop, surgery, primary school and approximately three and a half miles from the M4 junction 49. The property is approximately two and half miles from Ammanford town centre and its amenities including shops, banking, restaurants, public houses, secondary school, bus station and train station.

The accommodation briefly comprises, Lounge, kitchen/ diner, Wc, family bathroom, office, box room and four bedrooms, one with an en-suite.

The property benefits from gas fired central heating, upvc glazing, off road parking and a rear garden.

Upvc glazed door to

Hallway

Laminate flooring, stairs to first floor, under stair storage, storage cupboard housing plumbing for automatic washing machine, hard wired smoke alarm.

W.C. (5' 10" x 3' 7") or (1.78m x 1.10m)

Radiator, tiled floor, part tiled walls, pedestal wash hand basin, close coupled WC, extractor fan.

Kitchen/Diner (16' 8" x 9' 8") or (5.07m x 2.94m)

Upvc glazed patio doors to rear, upvc glazed windows to rear, radiator, six down lights, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, oven point, gas hob with extractor fan over, plumbing for dishwasher.

Lounge (16' 8" x 9' 1") or (5.07m x 2.77m)

Upvc glazed window to front, radiator, laminate flooring, two telephone points, TV point.

Landing

Stairs to second floor, hard wired smoke alarm.

Bedroom 2 (12' 11" x 7' 1") or (3.94m x 2.16m)

Upvc glazed window to rear, radiator, laminate flooring.

Bedroom 3 (9' 9" x 9' 2") or (2.98m x 2.80m)

Upvc glazed window to rear, radiator, laminate flooring.

Bathroom (7' 1" x 5' 8") or (2.16m x 1.72m)

Upvc glazed window to side, radiator, tiled floor, part tiled walls, bath with shower over, close coupled WC, pedestal wash hand basin, extractor fan.

Bedroom 4 (9' 2" x 9' 0") or (2.80m x 2.75m)

Upvc glazed window to front, radiator.

Parc Yr Hendre, Tycroes, Ammanford, Carmarthenshire.

Boiler Room (7' 0" x 3' 2") or (2.14m x 0.97m)

Upvc glazed window to front, BAXI gas fired boiler controlling domestic hot water and central heating.

Second landing

Hard wired smoke alarm.

Bedroom 1 (13' 1" x 12' 9") or (3.99m x 3.89m)

Two upvc glazed windows to front and side, two radiators, TV point.

En Suite (9' 3" x 6' 0") or (2.83m x 1.84m)

Radiator, tiled floor, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan.

Dressing room/Office (7' 1" x 6' 0") or (2.15m x 1.84m)

Radiator, eaves storage.

Outside

Driveway to front for ample parking. Paved footpath with gravelled area to front. Patio area to rear with further lawned area.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Agents Note

The road leading to the property is unmade and unadopted. However, the vendors have made us aware that the council intend to adopt the road in September.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on Wind Street and continue straight ahead at the roundabout into Penybank Road. Proceed along Penybank Road into Tycroes turning left into Parc Yr Hendre. Follow the road to the right, where the property can be found on the left hand side.

