



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



29 Cwmfferws Road
Tycroes
Ammanford
Carmarthenshire
SA18 3TU

Price **£499,950**



- Five bedroom detached property
- Lounge, kitchen/dining/living area
- Utility, Wc
- Bathroom, two en-suites
- Potential annexe
- Garage, off road parking
- Oil fired central heating
- Upvc glazing
- Rear garden
- Viewings are highly recommended

General Description

We have the pleasure in offering for sale this five bedroom 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.

EPC Rating: D64

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**

Property Description

We have the pleasure in offering for sale this five bedroom 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/ dining/ living area, utility, Wc, family bathroom and five bedrooms, two with en-suites. The property also has a potential annexe which comprises, kitchen, shower room and a living/ bedroom.

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

Viewings are highly recommended.

Oak door to

Lounge (24' 6" x 14' 0") or (7.46m x 4.26m)

Two upvc glazed windows to front, radiator, four down lights, built in speakers, feature stone wall with oak beam over multi fuel burner on a slate hearth, under stair storage, stairs to first floor with motion sensor lights.

W.C. (5' 8" x 2' 6") or (1.73m x 0.75m)

Oak floor, motion sensor down light, built in speaker, close coupled Wc, wash hand basin, extractor fan.

Kitchen / Dining / Living Room (28' 10" x 23' 0") or (8.78m x 7.02m)

Two aluminium bi-fold doors to rear, under floor heating, oak flooring, roof lantern skylight, twenty down lights, built in speaker, hard wired heat and carbon monoxide alarm, modern fitted wall and base units, quartz work surface, sink unit with mixer tap, Flavel cooker with a LPG gas fired hob and extractor fan over, wine cooler, integral dishwasher, breakfast bar, Tv point.

Side Entrance Hall

Upvc glazed door to front, two down lights, under floor heating, tiled floor, fitted coat rail.

Utility (12' 5" x 8' 10") or (3.79m x 2.69m)

Upvc glazed door to rear, upvc glazed window to rear, under floor heating, tiled floor, five down lights, extractor fan, fitted wall and base units, work surface, ceramic sink unit with mixer tap, plumbing for automatic washing machine, Worcester oil fired boiler controlling domestic hot water and central heating, hard wired heat and carbon monoxide alarm.

Landing

Upvc glazed window to side, radiator, three motion sensor down lights, hard wired heat and carbon monoxide alarm, hatch to roof space.

Bedroom 3 (11' 8" x 11' 1") or (3.55m x 3.38m)

Upvc glazed window to front, radiator, four down lights, Tv point.

Bedroom 2 (14' 9" Max x 13' 2" Max) or (4.49m Max x 4.01m Max)

Upvc glazed window to front, radiator, five down lights, Tv point, hatch to roof space.

En suite 2 (5' 9" x 4' 10") or (1.74m x 1.48m)

Towel radiator, two motion sensor down lights, tiled walls, tiled floor, close coupled Wc, wash hand basin, bath with shower over, built in speaker, extractor fan.

Master Bedroom (18' 1" Max x 16' 0" Max) or (5.52m Max x 4.88m Max)

Upvc glazed windows to front and rear, radiator, six down lights, Tv point, fitted storage rack, built in storage area with motion sensor lights.

En Suite 1 (7' 6" x 5' 10") or (2.29m x 1.77m)

Towel radiator, four motion sensor down lights, tiled walls, tiled floor, walk in double shower, close coupled Wc, vanity wash hand basin, extractor fan.

Bedroom 5 (11' 5" x 10' 4") or (3.47m x 3.15m)

Upvc glazed window to rear, radiator, four down lights, Tv point.

Bedroom 4 (11' 4" x 11' 1") or (3.46m x 3.37m)

Upvc glazed window to rear, radiator, four down lights, Tv point.

Family Bathroom (7' 9" x 7' 9") or (2.37m x 2.37m)

Upvc glazed window to side, towel radiator, four motion sensor down lights, marble effect tiled walls and floor, free standing bath, shower cubicle, close coupled Wc, vanity wash hand basin.

Potential Annexe

Upvc glazed door to

Kitchen Area (16' 10" x 9' 3") or (5.14m x 2.83m)

Upvc glazed window to front, down lights, built in speaker, tiled floor, fitted base units, work surface, sink with mixer tap, oven, electric hob, hard wired smoke alarm, Tv point.

Living Room/Bedroom (20' 11" x 15' 7") or (6.38m x 4.74m)

Upvc glazed window to front, aluminium bi-fold doors to front, tiled floor, seven down lights, built in speaker, hard wired smoke alarm, Tv point.

Shower Room (5' 10" Max x 5' 10" Max) or (1.78m Max x 1.78m Max)

Two motion sensor down lights, close coupled Wc, wash hand basin, shower cubicle with electric shower.

Outside

Steps to patio area to front.
Ramped patio area to side hallway entrance, with under ground heating.
Concrete area to side for ample parking.
Side gravelled area.
Patio area to rear housing barbeque station and steps to rear garage entrance.
Patio footpath leading to extensive lawned area and the potential annexe.
Oil tank.
LPG bottles.
Log store.

Garage (22' 8" x 15' 1") or (6.90m x 4.59m)

Two wooden doors to front, fitted wall and base units, electricity, separate storage area with upvc glazed window to rear.

Broadband and Mobile phone

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

Agents Note

The vendor has made us aware that the rendering on the outside of the property will be completed.

Services

Mains electricity, mains water, mains drainage.

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on Wind Street and continue straight ahead at the roundabout into Penybanc Road. Proceed along Penybanc Road into Tycroes turning right into Cwmfferws Road just after the Mountain Gate. Continue along Cwmfferws Road for approximately half a mile, where the property can be found on the right and side.

