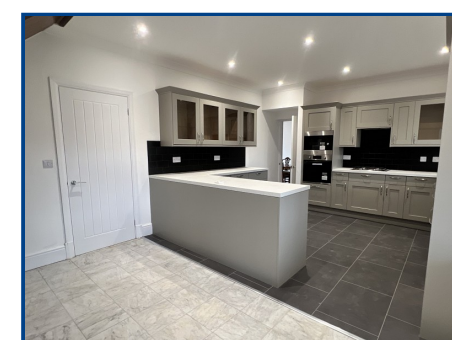


**Chartered Surveyor, Valuers,
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**32 Pontardulais Road
Tycroes
Ammanford
Carmarthenshire.
SA18 3QD**

Price **£375,000**



- Three bedroom detached property
- Lounge, kitchen/diner, dining room
- Reception room, bathroom, lean to
- Utility, en-suite, Wc
- Oil fired central heating
- Upvc glazing
- Generous plot
- Front and rear gardens
- Driveway for ample off road parking

General Description

We have the pleasure in offering for sale this three 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.

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

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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**

Pontardulais Road, Tycroes, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three 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, hallway, lounge, kitchen/diner, dining room, reception room, lean to, utility, wc, landing, bathroom and three bedrooms one with an en-suite.

The property benefits from oil fired central heating, upvc glazing, driveway for ample off road parking and front and rear gardens, generous plot.

Upvc glazed door to

Hallway

Upvc glazed window to front, radiator, coved ceiling, tiled floor, hard wired smoke alarm.

Lounge (21' 4" x 13' 5") or (6.50m x 4.10m)

Upvc glazed windows to front and rear, two radiators, coved ceiling, tiled floor, feature stone fireplace, two wall lights.

Kitchen/Diner (20' 2" x 13' 4") or (6.14m x 4.06m)

Upvc glazed door and two upvc glazed windows to lean to, radiator, coved ceiling, ten down lights, tiled floor, hard wired smoke alarm, brand new fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, gas hob with extractor fan over, integrated oven, integrated microwave, stairs to first floor.

Dining Room (20' 0" x 10' 1") or (6.10m x 3.08m)

Upvc glazed window to front, radiator, decorative coved ceiling, two decorative wall displays.

Reception Room. (11' 5" x 9' 6") or (3.47m x 2.90m)

Upvc glazed window to front, radiator, coved ceiling, parquet flooring, decorative arch to dining room.

Lean To (30' 5" x 6' 9") or (9.26m x 2.06m)

Aluminium door to side, aluminium sliding door to rear, aluminium windows to rear, polycarbonate roof, radiator, wood panelled walls, Worcester oil fired boiler controlling domestic hot water and central heating.

Utility Room

Wooden door to lean to, tiled walls, tiled floor, radiator, wash hand basin, plumbing for automatic washing machine, built in storage.

W.C.

Tiled walls, tiled floor, low level WC, extractor fan.

Pontardulais Road, Tycroes, Ammanford, Carmarthenshire.

Landing

Upvc stained glass window to rear, radiator, coved ceiling, hard wired smoke alarm, hatch to roof space.

Bedroom 3 (13' 6" x 8' 1") or (4.12m x 2.46m)

Upvc glazed window to front, radiator, coved ceiling, ample eave storage space.

Bedroom 2 (12' 4" x 11' 0") or (3.76m x 3.36m)

Upvc gazed window to front, upvc glazed door to balcony, radiator, coved ceiling.

Bedroom 1 (18' 10" Max x 10' 2") or (5.74m Max x 3.11m)

Upvc glazed window to rear, radiator, coved ceiling, steps to dressing area.

En Suite (8' 9" x 6' 8") or (2.67m x 2.03m)

Skylight, radiator, tiled walls, walk in double shower, close coupled WC, wash hand basin in unit, extractor fan, airing cupboard housing hot water tank.

Bathroom (10' 0" Max x 8' 11") or (3.04m Max x 2.72m)

Upvc glazed window to rear, radiator, tiled walls, bath, close coupled WC, wash hand basin in unit, built in storage, extractor fan.

Outside

Front gravelled garden with brick paved footpath and brick paved driveway for ample parking. Balcony to front. Side pedestrian access. Brick paved area with steps leading to generously sized gravelled rear garden with centre feature pond and wooden bridge. Further patio area. Oil tank.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on Wind Street and continue for through Penyband and into the villiage of Tycroes. Continue through the village of Tycroes to Pontardulais Road where the property can be found on the right hand side.

