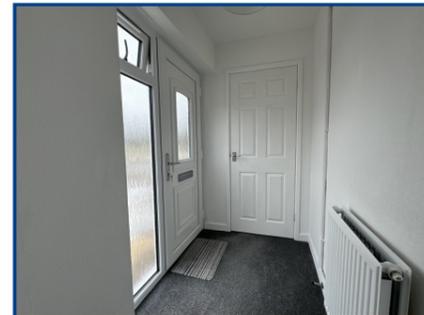




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**28 Derlin Park
Ammanford
Carmarthenshire
SA18 3QT**

Price £235,000



- Two bedroom detached bungalow
- Lounge
- Dining area, kitchen
- Shower room
- Entrance hallway, second hallway
- Upvc glazing
- Gas fired central heating
- Driveway with car port for ample parking
- Rear garden

EPC Rating: C71

General Description

We have the pleasure in offering for sale this recently modernised two bedroom detached bungalow nestled at the end of a cul-de-sac 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 at junction 49.

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**

Derlin Park, Ammanford, Carmarthenshire.

Derlin Park, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this recently modernised two bedroom detached bungalow nestled at the end of a cul-de-sac 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 at 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 entrance hallway, lounge, second hallway, shower room, two bedrooms, dining area and kitchen.

The property benefits from gas fired central heating, upvc glazing, driveway & car port for ample off road parking and a rear garden.

Upvc glazed door to

Entrance Hall

Radiator, textured ceiling, storage cupboard.

Lounge (16' 7" Max x 11' 10") or (5.05m Max x 3.60m)

Upvc glazed window to front, radiator, electric fire with stone surround, tv point.

2nd Hall

Storage cupboard housing Ideal gas fired boiler controlling domestic hot water and central heating, hatch to roof space, battery smoke alarm.

Shower Room (7' 5" x 5' 5") or (2.27m x 1.66m)

Upvc glazed window to side, towel radiator, textured ceiling, part Respatex walls, walk in shower, pedestal wash hand basin, close coupled WC, extractor fan.

Bedroom 2 (11' 7" x 8' 8") or (3.54m x 2.64m)

Upvc glazed window to rear, radiator, textured ceiling.

Bedroom 1 (11' 11" x 11' 11") or (3.64m x 3.64m)

Upvc glazed window to rear, radiator, textured ceiling.

Dining Area (8' 10" x 8' 0") or (2.69m x 2.43m)

Upvc glazed window to side, radiator, textured and coved ceiling.

Kitchen (11' 9" x 8' 10") or (3.57m x 2.68m)

Upvc glazed door to side, upvc glazed window to side, textured and coved ceiling, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, cooker point, gas hob.

Outside

Tiered gravelled areas to front.

Driveway with car port for ample parking to side with steps to front & side doors.

Low maintenance gravelled area to rear with patio seating area and flowerbed surround.

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 gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on Wind Street and continue for through Penybank and into the village of Tycroes. Continue through the village of Tycroes onto Pontardulais Road and take a left into Derlyn Park. Continue straight through Derlyn Park estate where the property can be found near to the end on the right hand side.

