



**Chartered Surveyor, Valuers,
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**Tawelfan 76 Coopers Road
Tycroes
Ammanford
Carmarthenshire.
SA18 3SL**

Price **£320,000**



- Four bedroom semi detached house
- Dining room, lounge
- Kitchen/ sitting room
- Conservatory, utility room
- WC, bathroom
- Upvc glazing throughout
- Electric heating system
- Driveway for ample parking
- Attractive rear garden
- Extensive views to the surrounding countryside

General Description

We have the pleasure in offering for sale this four bedroom semi detached property located in the village of Tycroes close to local amenities including, shops, post office, primary school, gelateria, and approximately 3 miles from Ammanford town centre and further amenities and great access to the M4.



EPC Rating: E48

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**

Coopers Road, Tycroes, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom semi detached property located in the village of Tycroes close to local amenities including, shops, post office, primary school, gelateria, and approximately 3 miles from Ammanford town centre and further amenities including, shops, restaurants, secondary school, primary schools, leisure centre, banking and a post office. The property is approximately 3 miles from Pontabraham junction for the M4.

The accommodation briefly comprises hallway, WC, dining room, lounge, conservatory, kitchen/ sitting room, utility, landing, bathroom, and four bedrooms.

The property benefits from upvc glazing, electric central heating, driveway for ample parking, rear garden and uninterrupted views towards surrounding countryside. As per the EPC for the property the total square footage is 148 square metres

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, laminate flooring, stairs to first floor.

W.C. (6' 6" x 2' 9") or (1.98m x 0.84m)

Upvc glazed window to front, textured and coved ceiling, part tiled walls, tiled flooring, close coupled WC, wash hand basin.

Dining Room (12' 0" x 11' 5") or (3.65m x 3.49m)

Upvc glazed window to front, Fischer radiator, textured and coved ceiling, laminate flooring.

Living Room (16' 3" x 11' 11") or (4.95m x 3.64m)

Upvc glazed patio doors to rear, Fischer radiator, textured and coved ceiling, laminate flooring.

Conservatory (16' 5" x 10' 9") or (5.01m x 3.28m)

Upvc glazed windows surround, upvc glazed patio doors to rear, upvc glazed roof, Fischer radiator, tiled floor.

Kitchen/Sitting Room (28' 1" Max x 16' 0" Max) or (8.55m Max x 4.88m Max)

Upvc glazed windows to front and rear, Fischer radiator, coved ceiling, tiled floor, fitted wall and base units, marble work surface, sink unit with mixer tap, Rangemaster cooker with dual oven and extractor fan over, plumbing for dishwasher, TV point, telephone point.

Utility Room (15' 5" x 9' 1") or (4.69m x 2.76m)

Upvc glazed windows to rear and side, upvc glazed patio doors to rear, radiator, tiled floor, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, ample electric sockets.

Landing

Textured and coved ceiling, hatch to roof space, battery smoke alarm, airing cupboard housing Fischer hot water tank and slatted shelving.

Coopers Road, Tycroes, Ammanford, Carmarthenshire.

Bedroom 2 (21' 2" x 7' 10") or (6.44m x 2.39m)

Upvc glazed windows to front and rear, coved ceiling, hatch to roof space, eaves storage.

Bathroom (8' 3" x 7' 2") or (2.51m x 2.18m)

Upvc glazed window to rear, electric towel radiator, coved ceiling, five LED down lights, tiled walls, close coupled WC, pedestal wash hand basin, bath, corner shower cubicle with electric shower.

Bedroom 1 (16' 3" x 12' 0") or (4.95m x 3.65m)

Upvc glazed window to rear, radiator, textured and coved ceiling, TV point.

Bedroom 3 (9' 4" x 11' 5") or (2.85m x 3.49m)

Upvc glazed window to front, radiator, textured and coved ceiling, fitted wardrobes.

Bedroom 4 (8' 0" Max x 7' 11") or (2.44m Max x 2.41m)

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

Outside

Driveway to front with ample parking for 5 cars.

Side pedestrian access to rear garden.

Double Patio area to rear, with steps down into lawned area housing wide flower bed borders with fruit trees and shrubs. Decked area housing garden room and storage shed with views over the surrounding countryside.

Garden room (14' 11" x 11' 5") or (4.54m x 3.47m)

Upvc glazed windows to side and rear, upvc glazed sliding door to front, mains electric.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, septic tank.

Tenure

Freehold

Council Tax

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Directions

Leave Ammanford on Wind Street continue to the village of Tycroes. On entering the village of Tycroes continue into Pontardulais Road turning right into Coopers Road and continuing ahead for approximately 0.3 miles, where the property can be found on the right hand side.

