



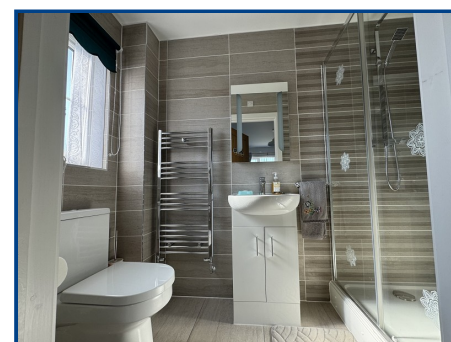
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**17 Llys Tirnant  
Tycroes  
Ammanford  
Carmarthenshire  
SA18 3PS**

Price **£375,000**



- Three bedroom detached bungalow
- Lounge
- Kitchen/ dining room, Utility
- Bathroom, En suite
- Upvc glazing
- Gas fired central heating
- Front, side & rear gardens
- Driveway for ample parking, Garage
- Solar panels



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

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#### General Description

We have the pleasure in offering for sale this immaculately presented 3 bedroom detached bungalow located in the village of Tycroes, close to local amenities and approximately 5 miles from Ammanford town centre and further amenities.

**EPC Rating: B91**

Tel: **01269 591 884**

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

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



## Llys Tirnant, Tycroes, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this immaculately presented 3 bedroom detached bungalow located in the village of Tycroes, close to local amenities and approximately 5 miles from Ammanford town centre and further amenities including, banking, primary schools, secondary school, post office, public houses, restaurants, places of worship, bus station, railway station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, kitchen/ dining room, utility, bathroom and three bedrooms, one with an en suite.

The property benefits from Upvc glazing, gas fired central heating, front, side and rear gardens, garage and a driveway for ample parking.

Internal viewings are highly recommended.

### Upvc glazed door to

### Hallway

Radiator, tiled floor, three sprinkler points, hatch to roof space, hard wired smoke alarm, telephone point, storage cupboard.

### Bedroom 1 (11' 6" x 11' 2") or (3.51m x 3.40m)

Upvc glazed window to front, radiator, sprinkler point, TV point, storage cupboard.

### En Suite (8' 8" x 3' 9") or (2.63m x 1.15m)

Upvc glazed window to side, towel radiator, tiled floor, tiled walls, two down lights, extractor fan, close coupled WC, wash hand basin in unit, shower cubicle.

### Bedroom 3 (11' 11" x 8' 11") or (3.64m x 2.71m)

Upvc glazed window to front, radiator, sprinkler point, TV point.

### Bedroom 2 (12' 6" x 10' 5") or (3.80m x 3.18m)

Upvc glazed window to side, radiator, sprinkler point.

### Bathroom (8' 8" x 7' 8") or (2.64m x 2.34m)

Upvc glazed window to side, radiator, tiled floor, tiled walls, four down lights, extractor fan, sprinkler point, close coupled WC, wash hand basin in unit, bath, shower cubicle.

## Llys Tirnant, Tycroes, Ammanford, Carmarthenshire.

### Lounge (16' 7" x 14' 2") or (5.06m x 4.33m)

Upvc glazed patio doors to side, radiator, electric radiator, sprinkler point, electric fire, TV point.

### Kitchen (18' 5" x 12' 5") or (5.61m x 3.79m)

Upvc glazed window to rear, radiator, six down lights, four sprinkler points, hard wired smoke alarm, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap, gas hob with extractor fan over, integrated oven, integrated fridge/ freezer, integrated dishwasher, wine cooler.

### Utility Room

Upvc glazed door to rear, radiator, tiled floor, sprinkler point, extractor fan, fitted wall and base units, work surface, sink unit with mixer tap, plumbing for automatic washing machine.

### Garage (17' 1" x 9' 9") or (5.21m x 2.96m)

Upvc glazed window to side, electric roller door to front, two sprinkler points, hard wired smoke alarm, solar panel display, BAXI gas fired boiler controlling domestic hot water and central heating.

### Outside

Footpath to front surrounded by decorative areas. Driveway to side for ample parking, leading to garage. Side footpaths leading to rear garden. Lawned area to rear with ornate fencing. Patio to side with footpath leading to decorative plant pots and seating area with gravel surrounding. Solar panels to the roof which are owned by the property.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Council Tax

D

### Directions

Leave Ammanford on Wind Street bearing left towards Pantyffynnon, continue through Pantyffynnon and on entering Tycroes turn left into Fforestfach estate. Continue through Fforest Fach, taking a right into Llys Tirnant where the property can be found on the right hand side.

