



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
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**Pontardulais Road
Tycroes
Ammanford
Carmarthenshire
SA18 3QD**

Price **£260,000**



- Two bedroom detached bungalow (potentially 3 bedrooms)
- Lounge, conservatory
- Kitchen, utility/ WC
- Bathroom
- Upvc glazing
- Gas fired central heating
- Driveway for ample off road parking
- Detached double garage/ workshop
- Front & rear gardens
- No forward chain

General Description

We have the pleasure in offering for sale this two bedroom detached bungalow 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.

EPC Rating: E54

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 two bedroom detached bungalow 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, entrance porch, hallway, lounge, bathroom, rear hallway, kitchen, utility/ WC, rear porch, conservatory and two bedrooms and a room with permitted development.

The property benefits from gas fired central heating, upvc glazing, driveway and detached double garage/ workshop, ample off road parking, front and rear gardens, and a generously sized plot, no forward chain.

Upvc glazed door to

Entrance Hall

Original stained glass wooden door, tiled floor.

Hallway

Two radiators, coved ceiling, laminate flooring, dado rail, hatch to roof space.

Lounge (14' 7" x 13' 2") or (4.44m x 4.02m)

Upvc glazed bay window to front, radiator, coved ceiling, laminate flooring, fireplace, TV point, two wall lights.

Bedroom 1 (14' 7" x 13' 5") or (4.44m x 4.09m)

Upvc glazed bay window to front, radiator, coved ceiling, laminate flooring, walk in wardrobe.

Bathroom (13' 5" x 8' 8") or (4.09m x 2.63m)

Upvc glazed window to side, radiator, coved ceiling, tiled floor, dado rail, bath, bidet, low level WC, pedestal wash hand basin, shower cubicle, airing cupboard housing hot water tank and slatted shelving.

Bedroom 2 (13' 2" x 11' 10") or (4.01m x 3.60m)

Upvc glazed window to side, radiator, coved ceiling, feature cast iron fireplace, telephone point.

Rear Hall

Coved ceiling, tiled floor.

Bedroom 3 (10' 1" x 9' 9") or (3.08m x 2.98m)

Upvc glazed windows to side and rear. This room is within permitted development.

Pontardulais Road, Tycroes, Ammanford, Carmarthenshire.

Kitchen (13' 5" x 9' 1") or (4.08m x 2.77m)

Upvc glazed window to conservatory, radiator, tiled floor, fitted wall and base units, work surface, part tiled walls, Belfast sink with mixer tap, Belling range cooker, BAXI gas fired boiler controlling domestic hot water and central heating.

Utility / W.C (6' 1" x 5' 8") or (1.85m x 1.72m)

Upvc glazed window to rear, radiator, part tiled walls, tiled floor, fitted wall and base units, work surface, wash hand basin, low level WC, plumbing for washing machine.

Rear Porch

Wooden door to rear, upvc glazed window to side.

Conservatory (9' 8" x 8' 1") or (2.95m x 2.47m)

Upvc glazed windows surround, polycarbonate roof.

Outside

Paved front garden.

Driveway to side for ample parking leading to turning area

Detached double garage/workshop.

A lawned rear garden with a paved footpath and mature trees and shrubs.

Greenhouse.

Brick built garden shed.

Detached double garage/workshop (29' 2" x 17' 5") or (8.88m x 5.32m)

Roller door to side, wooden door to front, 3 windows to front, side and rear, electricity, work bench.

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

D

Directions

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

