

**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**21 Pontardulais Road
Tycroes
Ammanford
Carmarthenshire
SA18 3QD**

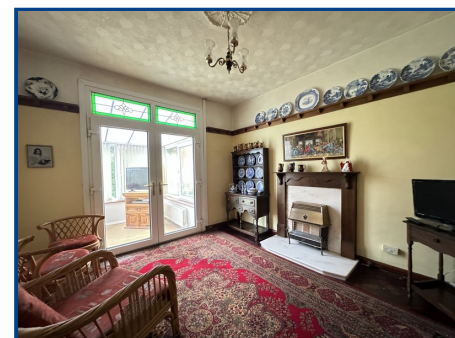
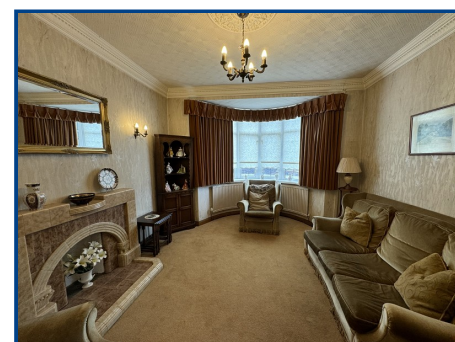
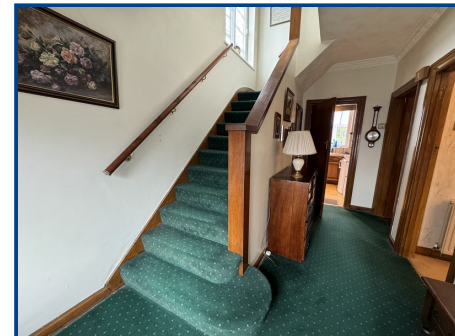
Price **£280,000**



- Three bedroom detached property
- lounge, conservatory
- Kitchen, dining room
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking
- Garage
- Rear garden

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.



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, dining room, kitchen, rear hall, WC, conservatory, landing, bathroom and three bedrooms.

The property benefits from gas fired central heating, upvc glazing, off road parking, garage, rear garden and no forward chain.

Wooden door to

Hallway

Radiator, textured and coved ceiling, stairs to first floor, under stair storage, battery smoke alarm.

Lounge (14' 8" x 11' 6") or (4.48m x 3.50m)

Upvc glazed bay window to front, two radiators, textured and coved ceiling, fireplace, two wall lights.

Dining Room (11' 11" x 10' 11") or (3.64m x 3.33m)

Upvc glazed patio doors to rear, radiator, textured and coved ceiling, hard wood floor, picture rail, fireplace.

Kitchen (8' 4" x 7' 10") or (2.55m x 2.40m)

Upvc gazed window to rear, radiator, wooden cladded ceiling, four down lights, tiled floor, part tiled walls, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, electric hob with extractor fan over, cooker point, plumbing for automatic washing machine.

Rear Hall

Aluminium door to rear, tiled floor, part tiled walls, storage cupboard.

W.C. (5' 7" x 2' 11") or (1.69m x 0.88m)

Upvc glazed window to side, tiled floor, part tiled walls, close coupled WC.

Conservatory (23' 0" x 7' 4") or (7.01m x 2.24m)

Upvc glazed patio doors to rear, upvc glazed door to side, upvc glazed windows surround, polycarbonate roof, radiator, laminate flooring.

Pontardulais Road, Tycroes, Ammanford, Carmarthenshire.

Landing

Wooden window to side, textured and coved ceiling, hatch to roof space, battery smoke alarm.

Bathroom (8' 1" Max x 8' 0" Max) or (2.47m Max x 2.44m Max)

Upvc glazed window to rear, radiator, textured ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over, storage cupboard housing radiator, shelving and a Worcester gas fired boiler controlling domestic hot water and central heating.

Bedroom 2 (11' 11" x 11' 6") or (3.64m x 3.50m)

Upvc glazed window to rear, radiator, textured ceiling, picture rail, telephone point.

Bedroom 1 (16' 0" Max x 9' 5" Min) or (4.88m Max x 2.87m Min)

Upvc glazed bay window to front, radiator, textured ceiling, picture rail, telephone point.

Bedroom 3 (7' 11" x 6' 2") or (2.41m x 1.87m)

Upvc glazed window to front, radiator, textured ceiling, picture rail.

Outside

Driveway to front for ample parking. Access to rear from both sides. Patio area and lawned area to rear with mature trees and shrubs.

Garage (16' 2" x 8' 1") or (4.94m x 2.46m)

Upvc glazed door to side, upvc glazed window to side, folding door to front, electricity.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

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 left hand side.

