



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

**7 Llys Tirnant  
Tycroes  
Ammanford  
Carmarthenshire  
SA18 3PS.**

**Price £375,000**



- 3 Bedroom detached bungalow
- Lounge
- Kitchen/ diner, utility room
- Bathroom, En suite
- Upvc glazing
- Gas fired central heating
- Solar panels
- Rear garden
- Driveway for two vehicles, Garage

### General Description

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

**EPC Rating: B91**

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](mailto:surveys@ctf-uk.com).

**Tel: 01269 591 884**

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## Llys Tirnant, Tycroes, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this modern 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/ diner, utility, bathroom and three bedrooms, one with an en suite.

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

Internal viewings are highly recommended.

### Upvc glazed door to

### Hallway

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

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

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

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

Upvc glazed window to side, radiator, sprinkler point.

### Kitchen/Diner (18' 5" x 12' 6") or (5.62m x 3.82m)

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

### Lounge (16' 1" x 14' 3") or (4.91m x 4.34m)

Upvc glazed patio doors to rear, radiator, sprinkler point, two TV points, telephone point.

### Utility Room (9' 11" x 6' 1") or (3.02m x 1.86m)

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

### Bathroom (8' 10" x 7' 8") or (2.69m x 2.34m)

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

### Bedroom 1 (11' 6" x 11' 2") or (3.51m x 3.41m)

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

### En Suite (8' 8" x 3' 10") or (2.64m x 1.17m)

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

### Garage (17' 2" x 9' 9") or (5.24m 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.

### Attic

Pull down ladder, part boarded, solar panel controls.

### Outside

Footpath to front surrounded by decorative areas.

Driveway to side for two vehicles, leading to garage.

Side footpaths leading to rear garden.

Patio to rear leading onto a lawned area with gravel surrounding. Decorative plant pots and seating area overlooking the surrounding countryside.

Solar panels to the roof which are owned by the property.

### Agents Note

The road leading to the property is privately owned by the 4 surrounding properties.

### Agents Note

We are aware that there are restrictive covenants at the property, please contact the office for further details

### 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, mains gas, mains drainage

### Tenure

Freehold

### 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. Continue through Llys Tirnant and take the right on the private road where the property can be found on the left hand side.

