



31, Parc Gwernen Fforest Fach, Tycroes

£159,950



Calow Evans
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31, Parc Gwernen Fforest Fach, Tycroes

An ideal buy-to-let investment or first-time buyer opportunity, situated within the popular development in the village of Tycroes. This well-presented two-bedroom semi-detached property boasts a beautiful fitted kitchen with quartz worktops and integrated appliances, fitted wardrobes, and a modern first-floor bathroom. Externally, the property benefits from a side driveway providing parking for two cars, along with an enclosed rear garden backing onto open farmland. Further benefits include gas-fired central heating and double glazing throughout.

The village of Tycroes offers excellent transport links, including a train station in the neighbouring village of Pantyffynnon, and provides a range of everyday amenities including a primary school, post office, local shop, and GP surgery. Further shopping and leisure facilities can be found just a short drive away in Ammanford town centre.



Accommodation

Entrance Hall

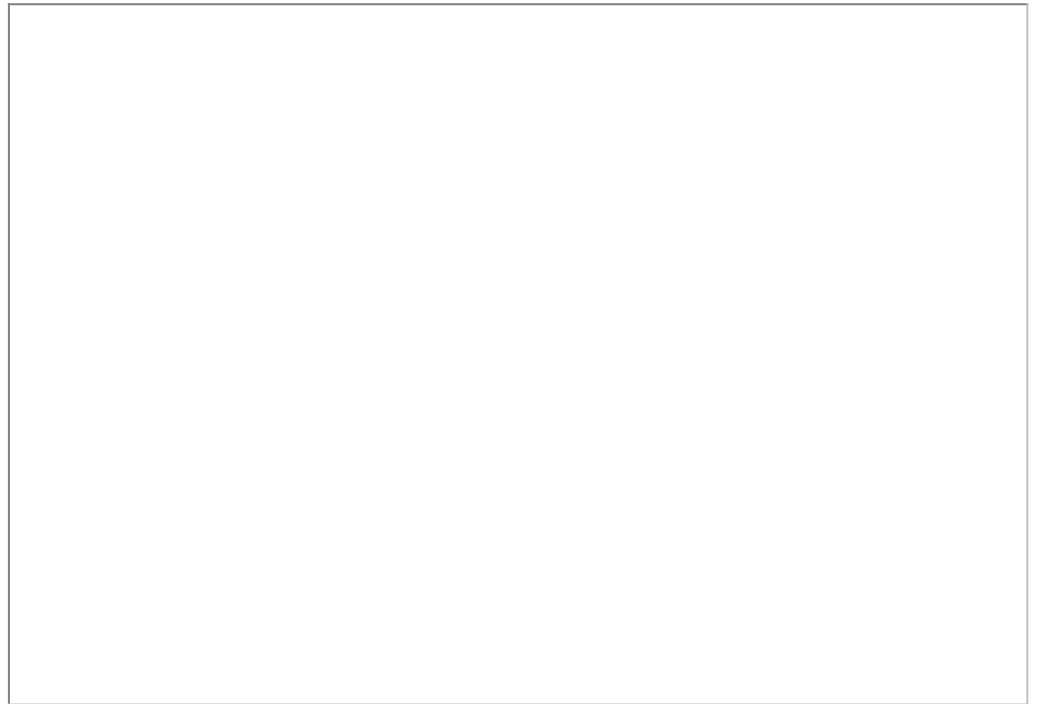
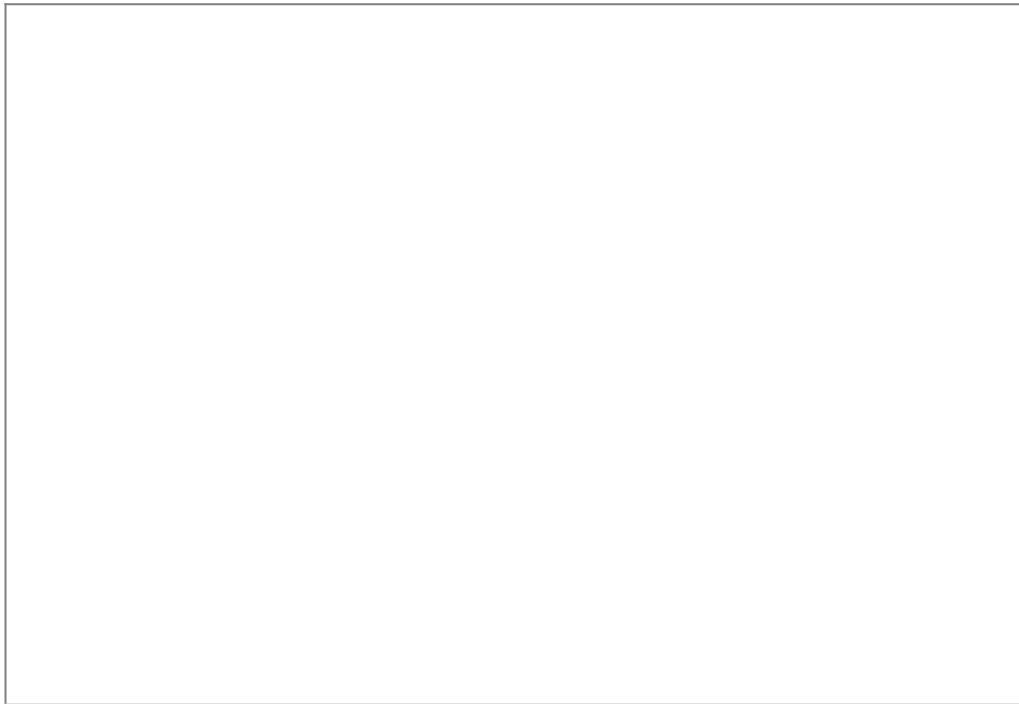
Double glaze window to side, radiator, laminate flooring.

Kitchen

2.36m x 2.18m (7'9" x 7'2")

Double glazed window to front, fitted with a range of wall & base units, Quartz worktop, integrated fridge/freezer, built-in electric oven & hob, extractor fan over, undermount sink, cupboard housing a wall-mounted Worcester gas boiler providing domestic hot water & central heating.





Lounge Diner

4.67m x 3.63m (15'4" x 11'11")

Double glazed French doors to rear, double glazed window to side, laminate flooring, radiator, stairs to first floor.

First Floor Landing

Access to loft

Bedroom One

3.66m x 2.69m (12'0" x 8'10")

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Two

2.62m x 2.21m (8'7" x 7'3")

Double glazed window to front, radiator, built in wardrobes.

Bathroom

Double glazed window to side, radiator, suite comprising panelled bath with mains shower, WC & Wash hand basin in vanity unit, storage cupboard.

Externally

Side tarmacadam driveway offering ample parking for two vehicles, side pedestrian access to an enclosed rear garden backing onto farmland, with a paved patio area.

Services

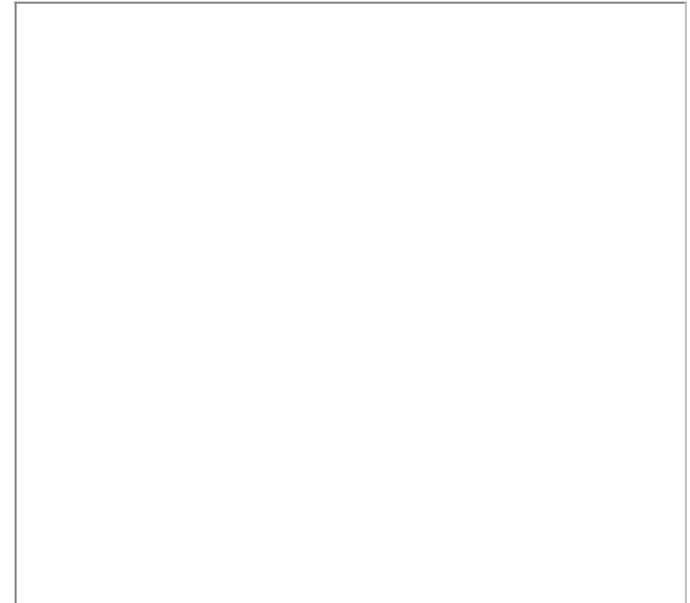
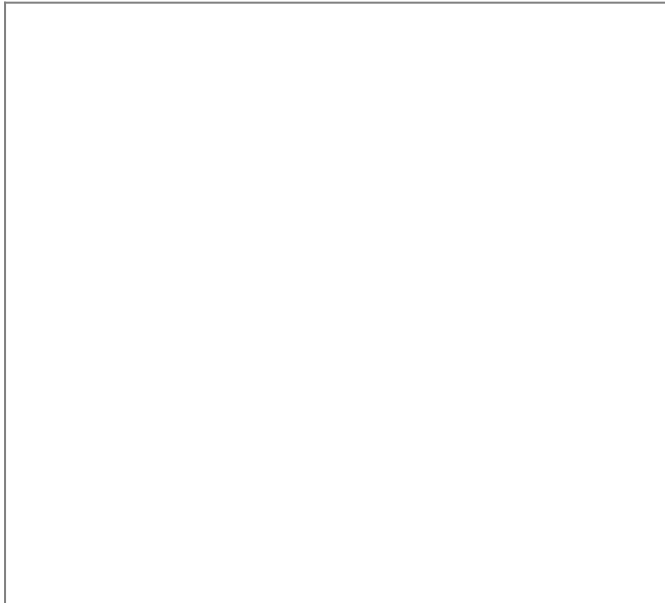
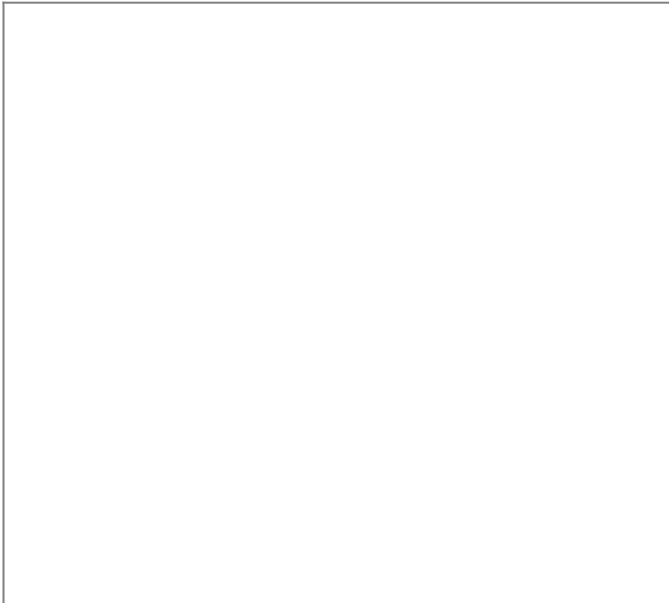
We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band B

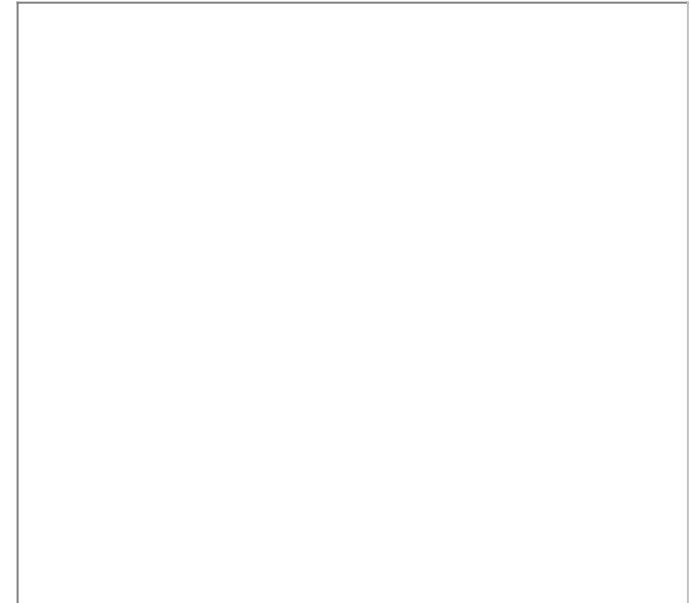
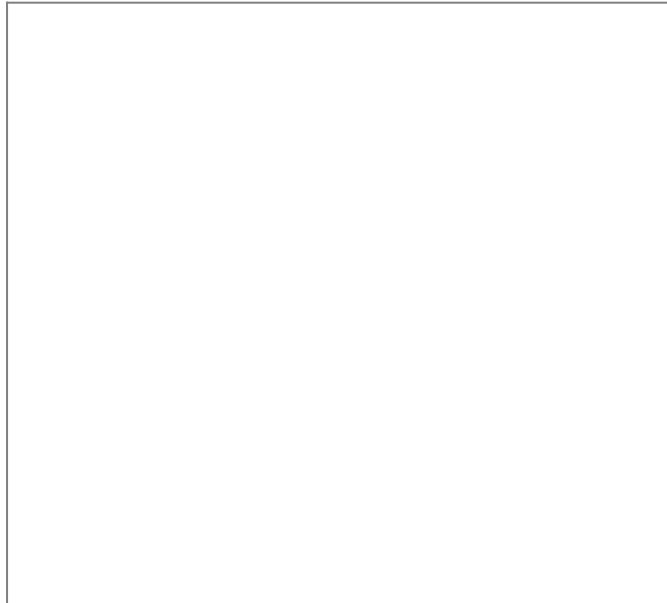
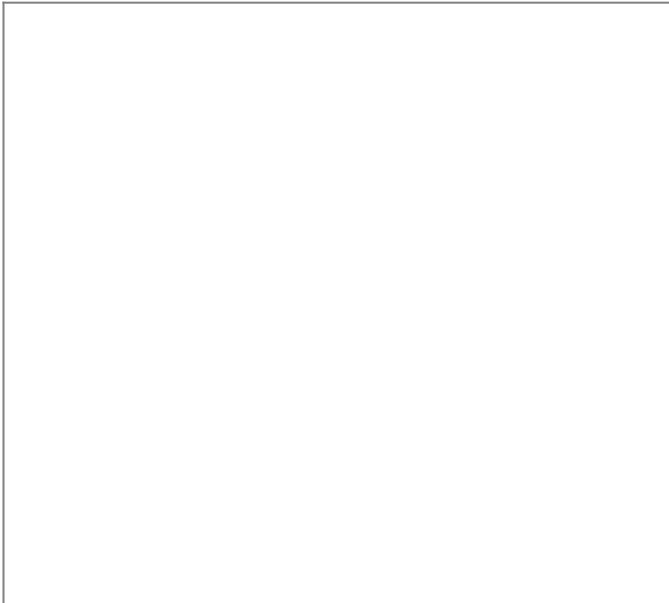


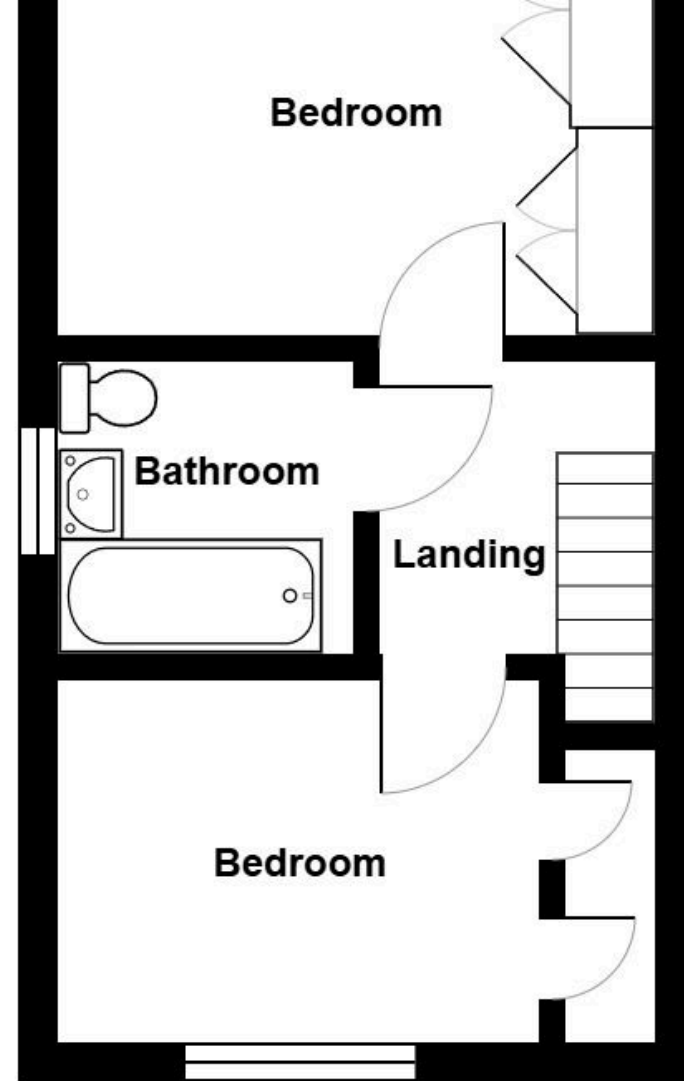
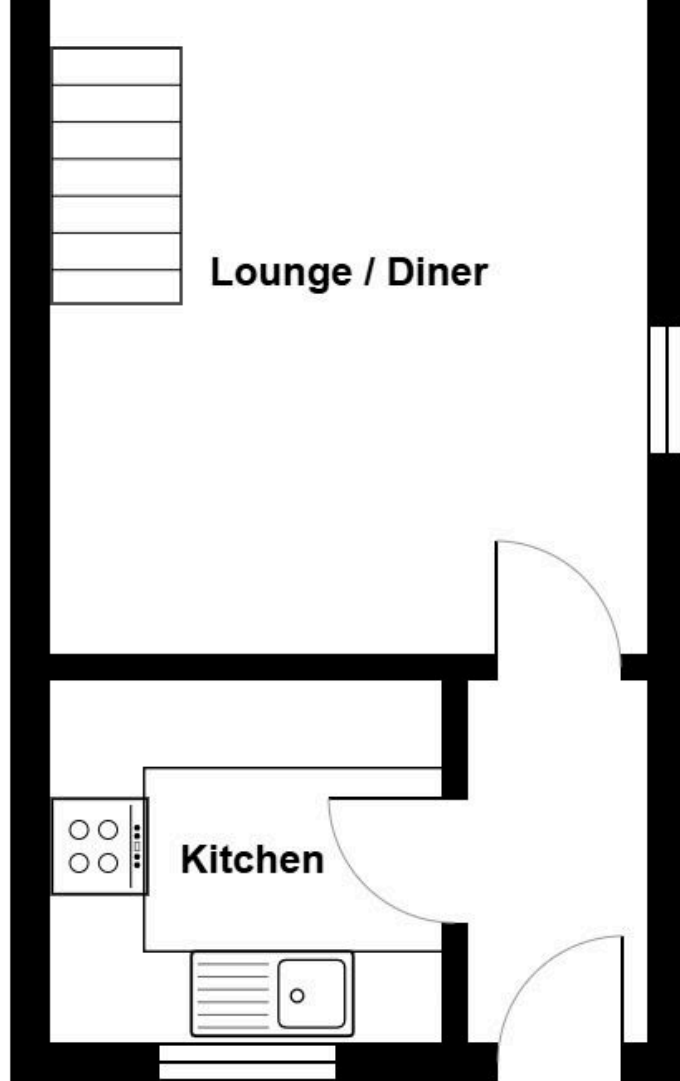
Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





Address

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