



58 Pontardulais Road, Tycroes, Ammanford, SA18 3QA

Offers in the region of £239,950

A detached house set within the village of Tycroes close to local amenities, 2 miles from Ammanford town centre and 2 miles from the M4 motorway. Accommodation comprises entrance hall, lounge, dining room, downstairs WC, kitchen, study/office, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, electric charging point, off road parking, front and rear gardens and store room.

Ground Floor

uPVC double glazed Patio door to

Porch

with wooden entrance door to

Entrance Hall

with stairs to first floor, dado rail, radiator and coved ceiling.

Lounge

15'10" x 13'1" (4.84 x 3.99)



with gas fire in feature surround, radiator, textured and coved ceiling and uPVC double glazed window to front. Opening to

Dining Room

10'9" x 10'9" (3.28 x 3.30)



with radiator, textured and coved ceiling.

WC

3'8" x 7'11" (1.14 x 2.42)



with low level flush WC, vanity wash hand basin, under stairs storage, extractor fan and radiator.

Kitchen

9'4" x 14'1" (2.85 x 4.30)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, radiator, coved ceiling and uPVC double glazed window to side and rear and door to side.

Study/Office

6'10" x 7'11" (2.10 x 2.42)



with wall mounted gas boiler providing domestic hot water and central heating, radiator and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, built in cupboard, dado rail, coved ceiling and uPVC double glazed window to side.

Bedroom 1

14'0" x 11'8" (4.27 x 3.58)



with radiator and uPVC double glazed window to front.

Bedroom 2

12'9" x 10'9" (3.90 x 3.29)



with radiator and uPVC double glazed window to rear.

Bedroom 3

10'0" x 6'11" (3.07 x 2.13)



with radiator and uPVC double glazed window to front.

Bathroom

5'5" x 7'10" (1.67 x 2.39)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with electric shower over, tiled walls, radiator and uPVC double glazed window to side and rear.

Outside



with lawn and gavelled garden to front, off road parking for 4 cars leading to enclosed rear gravelled gardens.

Store Room - 6.06 x 2.49 with uPVC double glazed window to front and side and door to front, power and light connected.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: None

Restrictions: None

Council Tax

Band D

NOTE

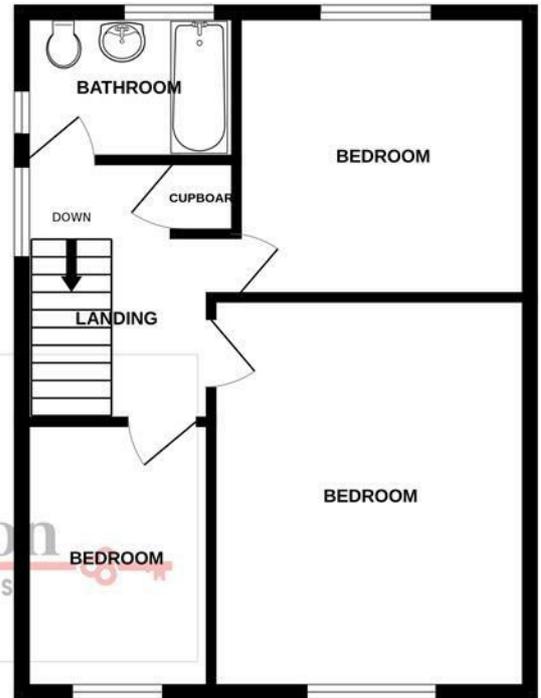
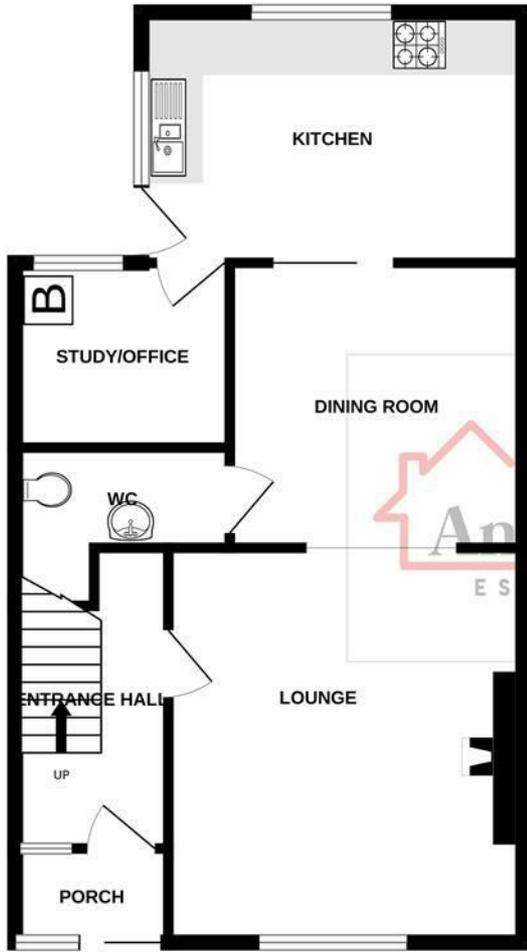
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind Street and travel 2 miles to the village of Tycroes. Proceed up the hill and the property can be found on the right hand side, just after the school and identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.