

**84 Parc Gwernen  
Tycroes  
Ammanford  
Carmarthenshire  
SA18 3PR**

**Price £675 Monthly**



- Two bedroom semi detached house
- Lounge, Kitchen
- Bathroom, WC
- Upvc glazing, Gas fired central heating
- Driveway, Rear garden
- Bond Minimum - £775
- EPC - C, Council tax band - C
- Holding deposit - £100
- Minimum term - 6 months

### **General Description**

We have the pleasure in offering for sale this two bedroom semi detached property on an estate of similar properties located in the village of Tycroes, close to local amenities and approximately 5 miles from Ammanford town centre and further amenities.



**EPC Rating: C74**

## Parc Gwernen, Tycroes, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this two bedroom semi detached property on an estate of similar properties located in the village of Tycroes, close to local amenities and approximately 5 miles from Ammanford town centre and further amenities including 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, WC, lounge, kitchen, landing, bathroom and two bedrooms.

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

### Upvc glazed door to

### Hallway

Radiator, coved ceiling, laminate flooring.

### W.C. (5' 3" x 3' 7") or (1.59m x 1.08m)

Upvc glazed window to front, radiator, coved ceiling, laminate flooring, close coupled WC, wash hand basin.

### Lounge (15' 6" x 12' 3") or (4.73m x 3.73m)

Upvc glazed window to front, radiator, coved ceiling, laminate flooring, stairs to first floor, telephone point, TV point, hard wired smoke alarm.

### Kitchen

Upvc glazed door to rear, Upvc glazed window to rear, radiator, coved ceiling, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, oven point, hob with extractor fan over, plumbing for automatic washing machine, CO2 alarm, IDEAL gas fired boiler controlling domestic hot water and central heating.

### Landing

Upvc glazed window to side, coved ceiling, hatch to roof space, hard wired smoke alarm.

### Bedroom 2 (12' 2" x 7' 3") or (3.72m x 2.21m)

Upvc glazed window to rear, radiator, coved ceiling.

### Bathroom (6' 5" x 5' 7") or (1.96m x 1.69m)

Radiator, coved ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, bath with electric shower over, extractor fan.

### Bedroom 1 (12' 2" Max x 8' 8" Max) or (3.72m Max x 2.64m Max)

Upvc glazed window to front, radiator, coved ceiling, telephone point, TV point, storage cupboard.

### Outside

Driveway to side for off road parking.

Footpath leading to front door.

Concrete and gravelled area to side housing wooden shed. Paved area to rear leading to lawned area.

### 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

### Council Tax

C

### 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 into Parc Gwernen and follow the road where the property can be found on the left hand side.



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 12 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).

### Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.