



91 Pontardulais Road, Tycroes, Ammanford, SA18 3QA

Offers in the region of £360,000

- Detached bungalow with 2 acre paddock
- Gas central heating
- Garage and driveway
- 2 timber stables
- 2 Bedrooms (attic space for further bedrooms)
- Secondary glazing
- Enclosed rear garden
- Viewing highly recommended

Description

We are delighted to offer for sale this deceptively spacious detached bungalow with a 2 acre paddock behind, located in the village of Tycroes with its range of village amenities to include Doctors surgery, chemist, post office and Primary school and easy access to the M4 motorway. Ammanford town centre is approximately 2 miles distant. Accommodation comprises entrance hall, lounge/diner, kitchen, 2 bedrooms and bathroom and a large attic space which is ripe for conversion into 2 further bedrooms (subject to planning consent). The property benefits from gas central heating, aluminium windows, driveway for several cars leading to garage and large enclosed rear gardens with outbuildings, fenced 2 acre paddock and 2 timber stables with separate access and fine far reaching views.

Ground Floor

Entrance door to

Porch

3'10" x 6'5" (1.17 x 1.97)

with coved ceiling and door to

Entrance Hall



Laminate flooring and built in cupboard, coved ceiling and stairs to first floor attic room.

Lounge

20'3" x 11'10" (6.18 x 3.62)



Laminate floor, log burner, radiator, coved ceiling and aluminium double glazed window to front and patio door to rear.

Kitchen

10'10" x 15'5" (3.32 x 4.70)



A range of base and wall units, display cabinets, 1.5 bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, tiled walls and tiled floors, radiator, coved ceiling and aluminium double glazed window to rear and uPVC double glazed door to side.

Bathroom

9'10" x 6'10" (3.01 x 2.09)



Low level flush W/C, pedestal wash hand basin, bath with pillar taps and shower attachment, shower cubicle with electric shower, heated towel rail, tiled walls and tiled floor, coved ceiling, extractor fan and aluminium double glazed window to front.

Bedroom 1

11'1" x 13'11" (3.40 x 4.26)



Radiator, coved ceiling and aluminium double glazed window to rear.

Bedroom 2

13'10" x 10'11" (4.24 x 3.35)



Radiator and coved ceiling with aluminium double glazed window to front.

Attic Space

This space is ripe for conversion into 2 further bedrooms and en suite (subject to necessary consents) and is approached by a proper staircase, velux window to rear.

Outside



Off road parking for several cars (or caravan) to front with lawned garden, side access to large lawned garden with 2 brick built outbuildings, log and coal store, vegetable plot, outside power sockets and paved patio area with pergola over. Far reaching views over the Betws mountain.

Garage

18'0" x 9'1" (5.49 x 2.78)

With up and over door and power and light, with window to side.

Utility

6'9" x 5'10" (2.07 x 1.79)

Plumbing for automatic washing machine and aluminium window to side.

Outside W/C

3'1" x 5'10" (0.94 x 1.78)

With low level flush W/C and window to side.

Paddock and stables



An enclosed paddock of approximately 2 acres or thereabouts with 2 timber stables. Access is via a private lane just up from the property.

Services

Mains gas, electricity and drainage. There is a water meter.

Council Tax

Band E.

Note

All photographs are taken with a wide angle lens.

Directions

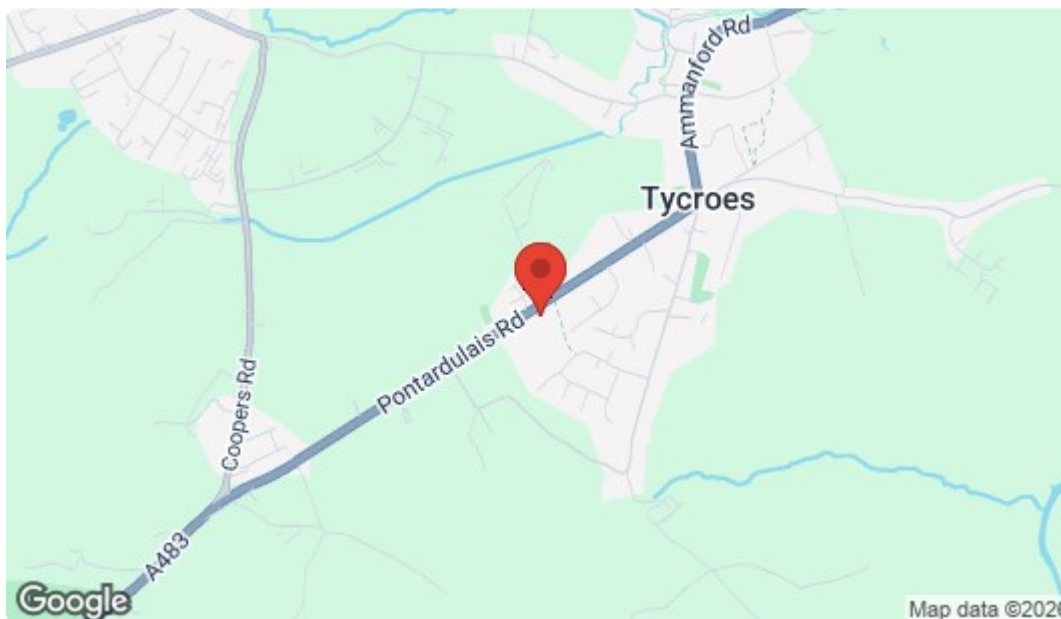
Leave Ammanford on Wind street and proceed straight through the traffic lights, follow the road for approximately 2 miles to Tycroes and proceed up the hill and the property can be found on your left hand side.

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		98
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.