



Tirycod Road, Glanamman, Ammanford, SA18

Offers In Region Of £300,000



Calow Evans
Estate Agents

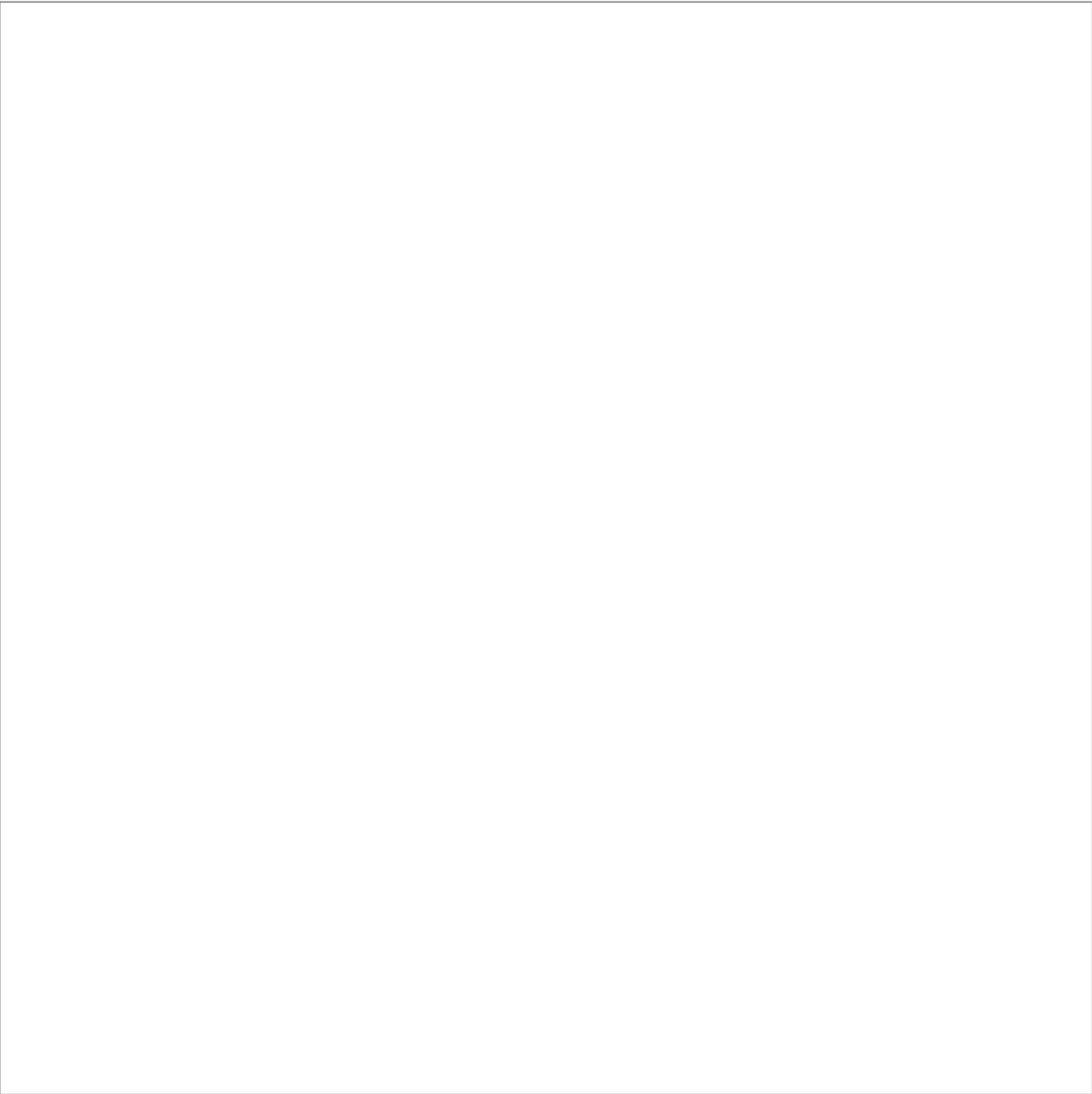
01269 543128
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Tirycod Road, Glanamman, Ammanford, SA18

LAND TRANSACTION TAX PAID BY SELLER (LTT).

Currently under construction estimated completion end of March 2026. A brand new detached property built to a high specification by a long established builder. The property will offer four bedroom accommodation arranged over three floors with en-suite facilities and will have the benefit of electric heating and solar panels. A certificate will be issued with Total Building Control and Global Homes Warranty. There will be tiled floors to kitchen, dining room, utility, hallway and bathrooms. This is an ideal family home with high efficiency ratings and low running costs.



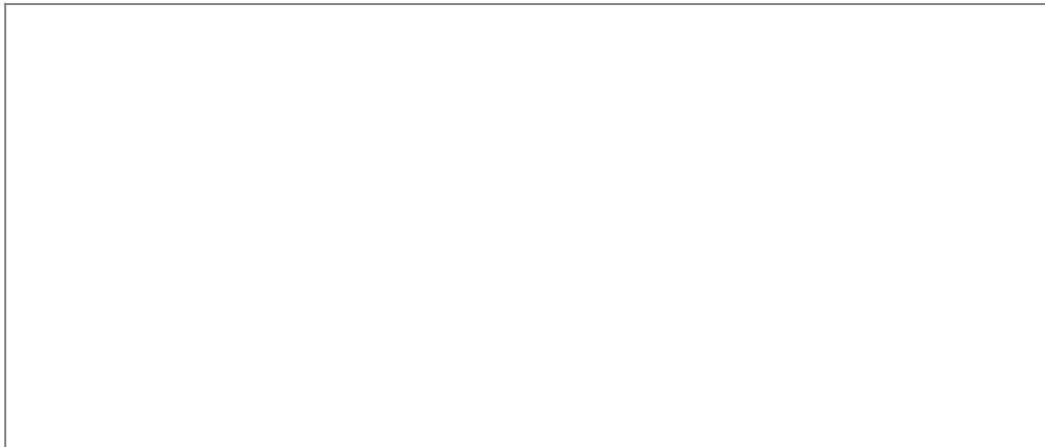
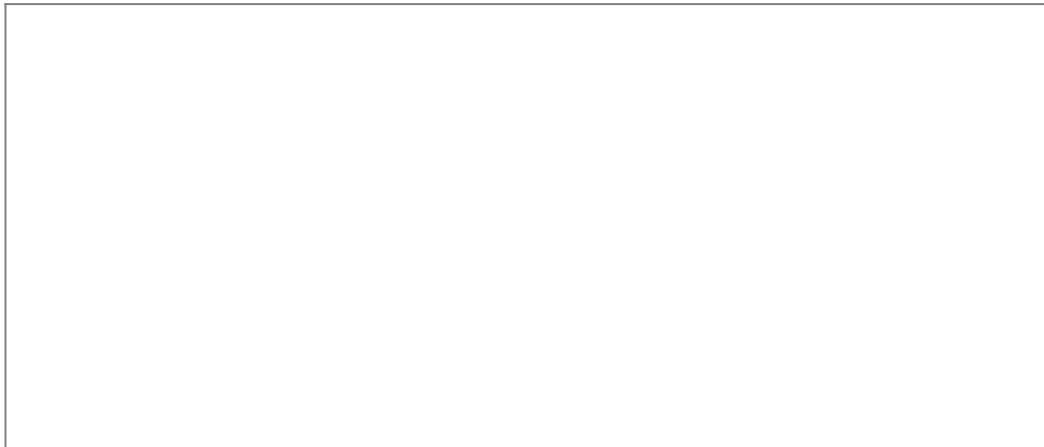
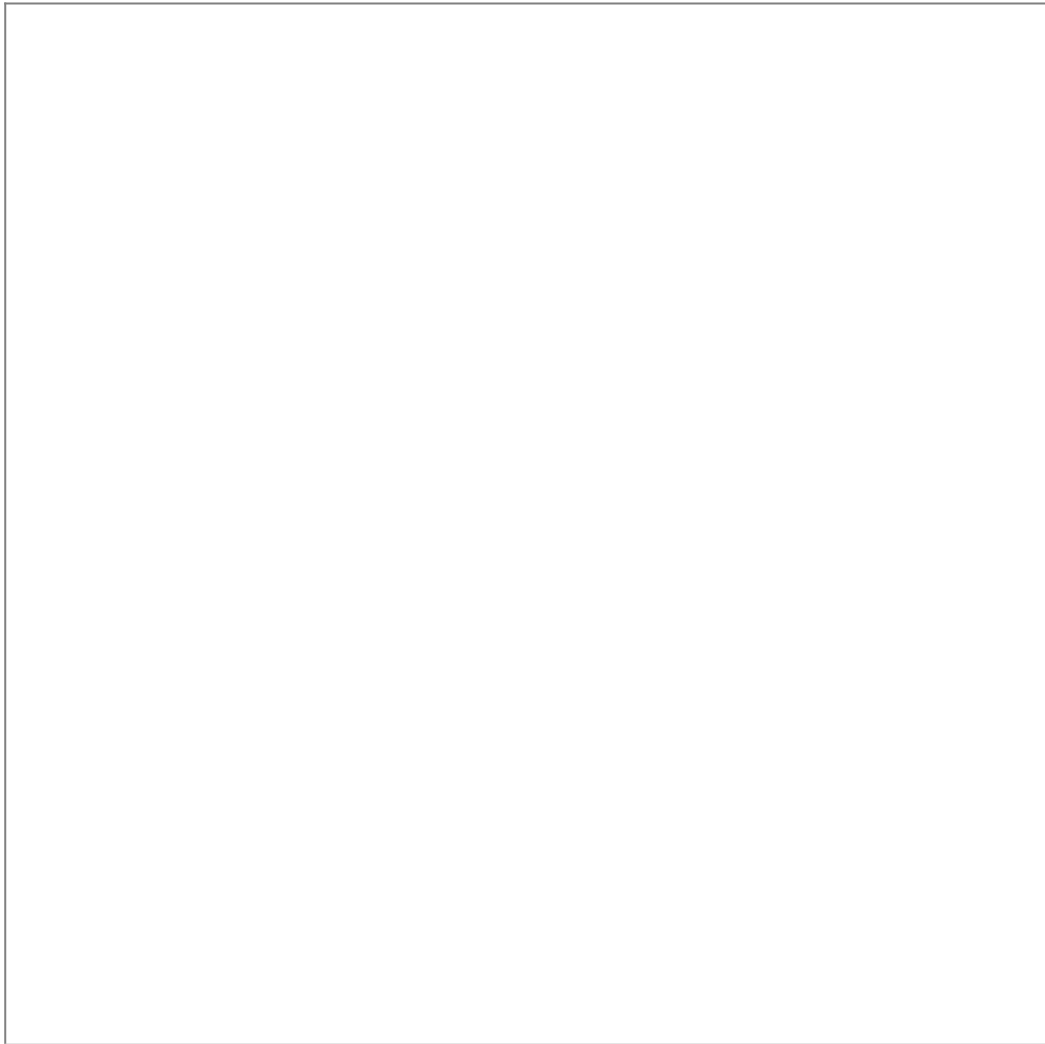
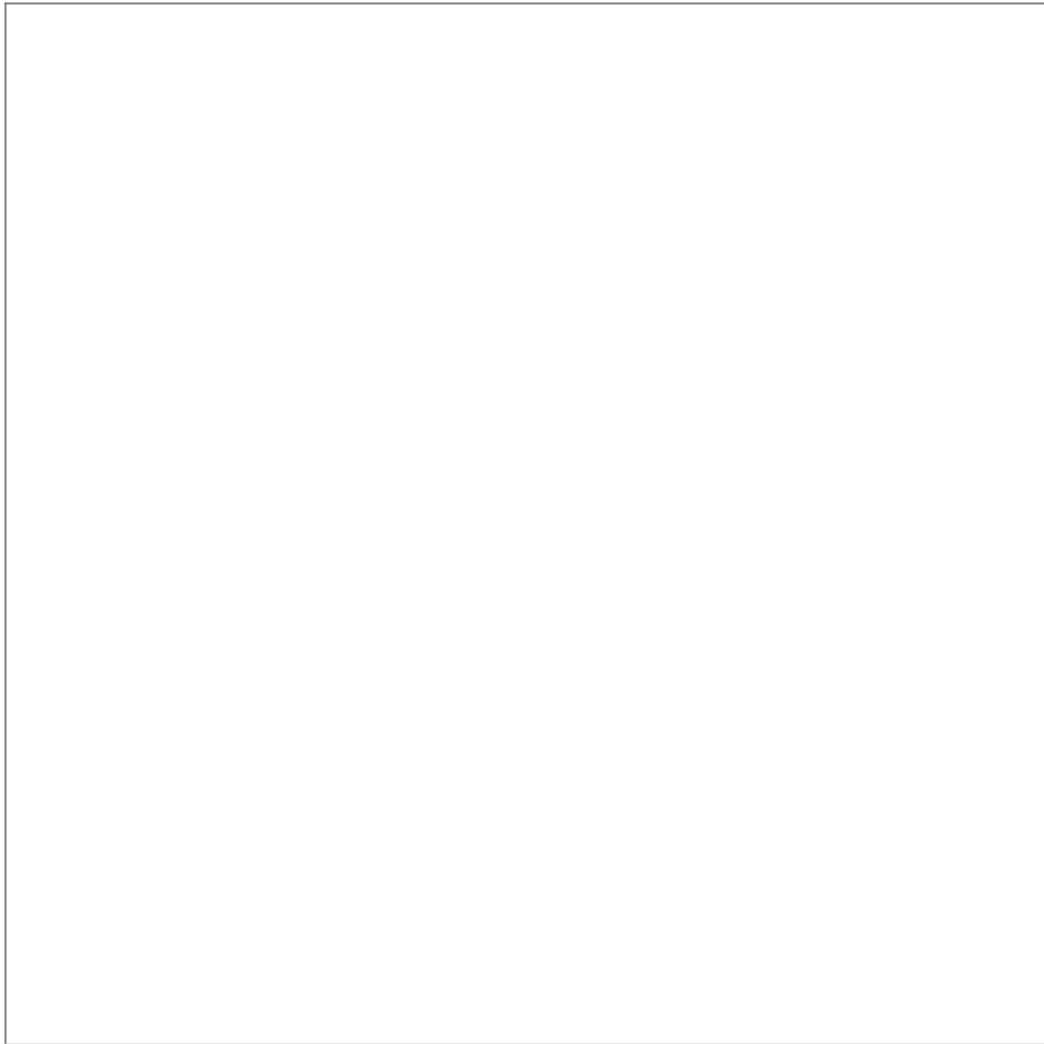


Entrance Hallway:

Cloakroom:
0m x 0m (0'0" x 0'0")

Lounge:
5m x 3.53m (16'5" x 11'7")





Kitchen:
3.25m x 3.2m (10'8" x 10'6")

Utility Room:
3.15m x 2m (10'4" x 6'6")

Sun Room:
3.2m x 2.4m (10'6" x 7'10")

First Floor Landing:

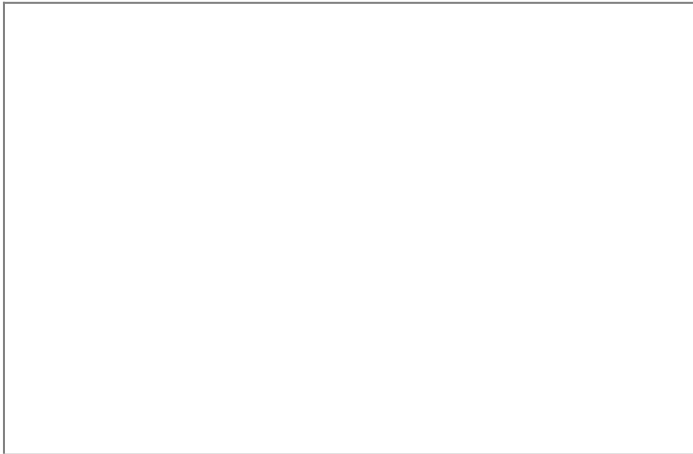
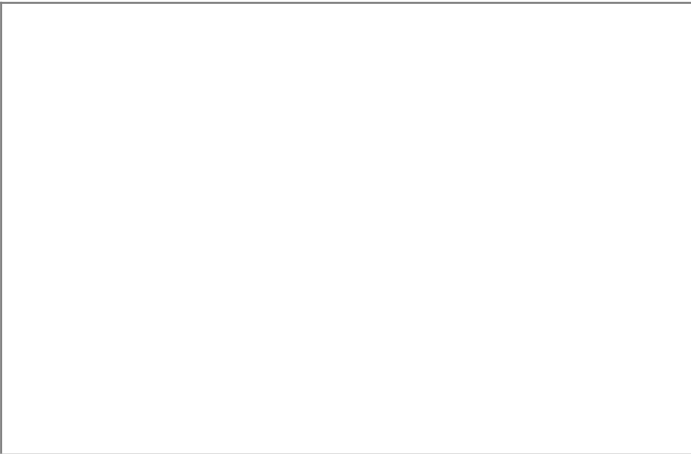
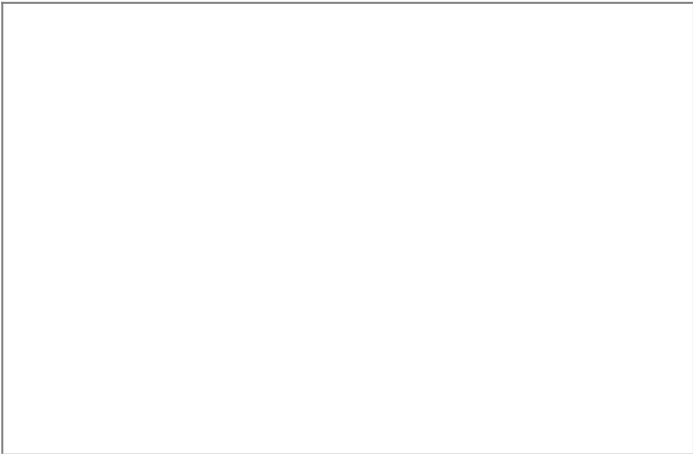
Bedroom One:
3.99m x 3.81m (13'1" x 12'6")

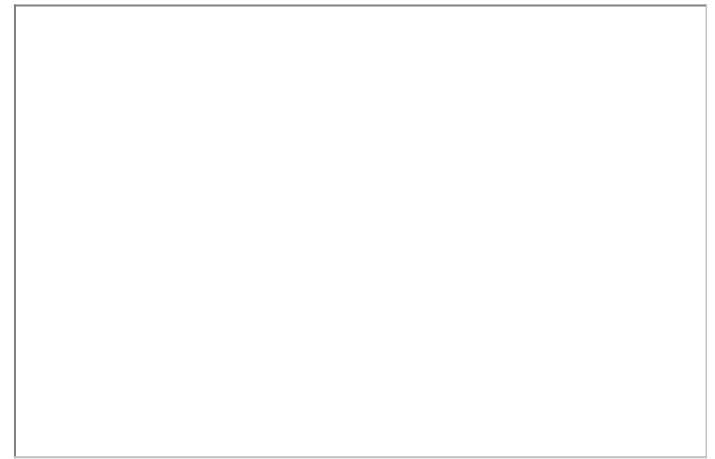
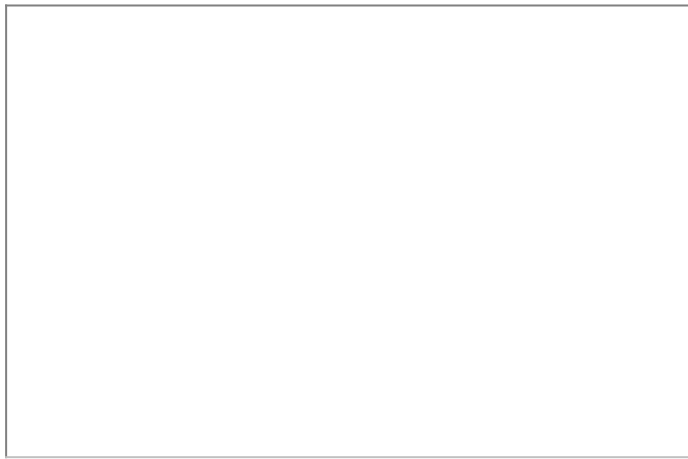
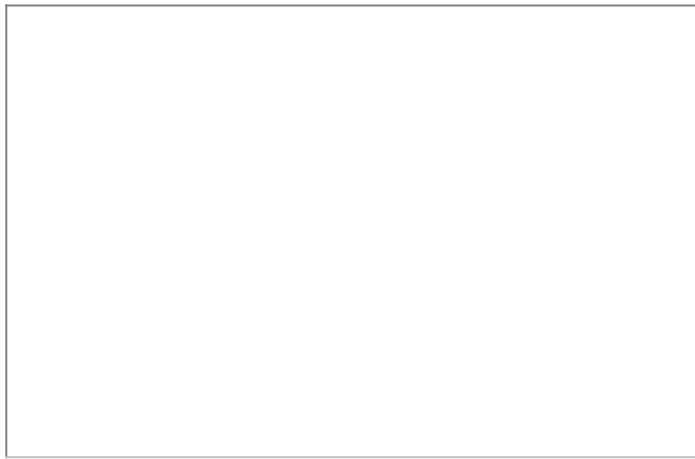
En-Suite:

Bedroom Two:
3.99m x 2.9m (13'1" x 9'6")

Bedroom Three:
3.1m x 2.9m (10'2" x 9'6")

Bathroom:
0m x 0m (0'0" x 0'0")





Second Floor:

Bedroom Four:

4.9m x 3.99m (16'1" x 13'1")

En-Suite:

Externally:

Services:

TBC.

Tenure:

Freehold.

Council Tax:

TBC

Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

Directions:

From our office, turn left on to High Street and continue to the T-junction turning left. Proceed to the village of Glanamman turning left on to Station Road (signposted Amman Valley Hospital) and continue over the bridge. Turn left and then right onto Tirycloed Road where the property will be located on the right hand side.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128