

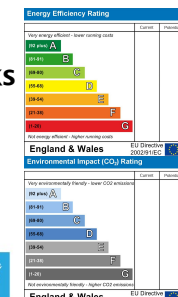


## 58c Pontardulais Road, Tycroes, Ammanford, Carmarthenshire, SA18 3QA

- Semi-detached, Traditional Property
- Three Reception Rooms
- Front & Rear Gardens
- Viewing Recommended!
- Three Bedrooms & Loft Room
- Driveway & Detached Garage
- Friendly Village Location with Close Links to the M4
- EPC RATING E. COUNCIL TAX BAND C.

Price £210,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

*The Agent that goes the Extra Mile*



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

TAKE ON AJS/JHL/SC/1010/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

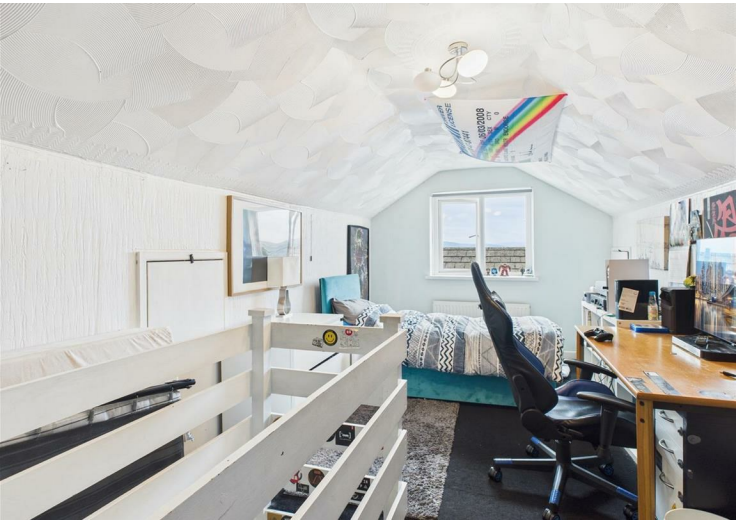
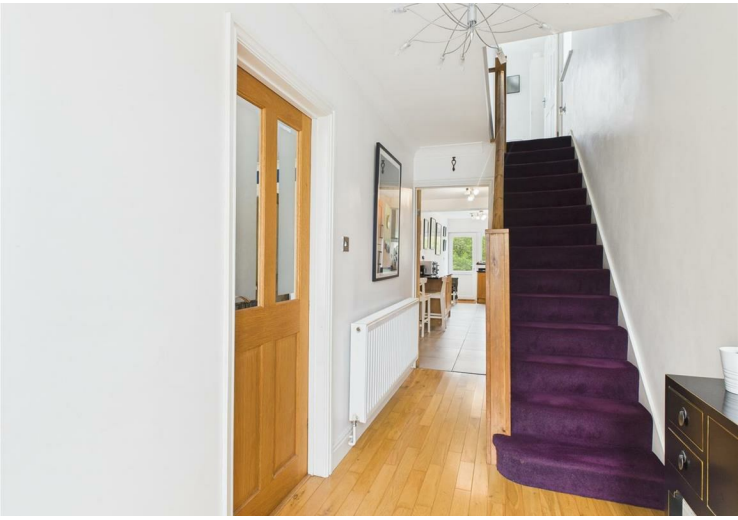
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Located in the popular village of Tycroes, offering good links to the M4 corridor, we have for sale this traditionally built, semi-detached house, fresh to the market with us here at West Wales Properties. Appearances may be deceiving at first glance to all you lucky purchasers, as this property offers three reception rooms, as well as three bedrooms and a loft room. Add to the mix front and rear gardens, a driveway, and a garage. Could this property be the next home for you? EPC RATING E. COUNCIL TAX BAND C.

Accommodation comprises: hallway, lounge, dining room, sitting room, kitchen/diner, landing, bathroom, three bedrooms, and loft room. Externally, the property features an open aspect frontage with a lawn and driveway to the side, leading to the rear garden. The rear garden features an elevated decked area with steps leading to the remainder of the garden, which is laid out to lawn, and a detached garage.

Tycroes offers a variety of facilities, including a Primary school, places of worship, general stores, a post office, a rugby club, and public houses. It is approximately a mile to the town of Ammanford, which provides a good range of amenities together with the rail link on the 'Heart of Wales' line. The country administrative town of Carmarthen is approximately 15 miles away, and the M4 motorway can be joined at Pont Abraham, providing access to the University city of Swansea and is also the main route to the rest of the county.



**..AGENTS VIEWING NOTES**

**HALLWAY**

**LOUNGE**

**DNING ROOM THROUGH TO :**

**SITTING ROOM**

**KITCHEN/DINER**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**LOFT ROOM**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.