



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

9 Llys Tirnant
Tycroes
Ammanford
Carmarthenshire
SA18 3PS

Price **£345,000**



- Three bedroom detached bungalow
- Kitchen/ diner, utility
- Lounge
- Bathroom, en suite
- Upvc glazing
- Gas fired central heating
- Solar panels
- Driveway for ample parking, garage
- Landscaped rear garden

General Description

We have the pleasure in offering for sale this modern 3 bedroom detached bungalow located in the village of Tycroes, close to local amenities and approximately 5 miles from Ammanford town centre and further amenities.

EPC Rating: A92

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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 14 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.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Llys Tirnant, Tycroes, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this modern 3 bedroom detached bungalow located in the village of Tycroes, close to local amenities and approximately 5 miles from Ammanford town centre and further amenities including, banking, 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, lounge, kitchen/ diner, utility, bathroom and three bedrooms, one with an en suite.

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

Upvc glazed door to

Hallway

Two radiators, tiled floor, three sprinkler points, hatch to roof space, hard wired smoke alarm, airing cupboard housing slatted shelving.

Kitchen/Diner (16' 4" x 12' 6") or (4.98m x 3.80m)

Upvc glazed patio doors to rear, upvc glazed window to rear, radiator, seven down lights, tiled floor, fitted wall and base units, LED lights in kickboard, quartz covered work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, oven, grill, wine cooler, gas hob with extractor fan over.

Utility (10' 10" x 5' 5") or (3.29m x 1.65m)

Upvc glazed door to side, radiator, tiled floor, fitted base unit, quartz covered work surface, tiled splash back, sink unit with mixer tap, wall unit housing BAXI gas fired boiler controlling domestic hot water and central heating, plumbing for automatic washing machine, sprinkler point, hard wired smoke alarm, extractor fan.

Lounge (12' 6" x 11' 5") or (3.81m x 3.48m)

Upvc glazed patio doors to rear, log burner, electric wall mounted heater, two TV points, telephone point, two sprinkler points.

Bathroom (10' 9" x 6' 8") or (3.28m x 2.03m)

Upvc glazed window to side, towel radiator, tiled floor, tiled walls, six down lights, double shower cubicle, bath, close coupled WC, vanity wash hand basin, sprinkler point, extractor fan.

Bedroom 1 (11' 11" x 10' 10") or (3.63m x 3.31m)

Upvc glazed window to front, radiator, sprinkler point, fitted wardrobe.

Llys Tirnant, Tycroes, Ammanford, Carmarthenshire.

En-Suite Shower Room (8' 4" x 3' 10") or (2.55m x 1.18m)

Upvc glazed window to side, towel radiator, two down lights, tiled floor, tiled walls, double shower, vanity wash hand basin, close coupled WC, extractor fan.

Bedroom 3 (10' 10" x 6' 10") or (3.29m x 2.09m)

Upvc glazed window to side, radiator, sprinkler point.

Bedroom 2 (10' 10" x 10' 4") or (3.30m x 3.15m)

Upvc glazed window to front, radiator, sprinkler point, fitted wardrobe.

Garage (19' 7" x 9' 10") or (5.96m x 2.99m)

Up and over door to front, electricity and lighting.

Outside

Footpath to front surrounded by decorative gravelled areas.

Driveway to side for ample parking leading to garage.

Side footpath with gravelled area housing a raised decked seating area over looking the surround countryside.

Patio area to rear leading onto a landscaped gravelled garden with flower beds and a pond.

Log store.

Storage shed with electricity and lighting.

Outdoor electric

Solar panels to the roof which are owned by the property.

Agents Note

The road leading to the property is privately owned by the 4 surrounding properties.

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

Freehold

Council Tax

D

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, taking a right into Llys Tirnant. Continue through Llys Tirnant and take the right on the private road where the property can be found on the right hand side.

