Anna Ashton
ESTATE AGENTS

46 Hendre Road, Tycroes, Ammanford, SA18 3LA

Offers in the region of £300,000

- Detached bungalow
- Oil central heating
- Off road parking
- Front and rear gardens
- 3 bedrooms
- uPVC double glazing
- Detached garage
- Solar Panels

Ground Floor
uPVC double glazed entrance door to

Porch
3'5" x 6'0" (1.05 x 1.83)
with radiator, laminate floor and door to

Entrance Hall
with radiator and downlights.

Lounge
17'1" x 14'0" (5.23 x 4.27)

with modern electric fire, downlights in alcoves, radiator and uPVC double glazed window to front.

Kitchen
10'10" x 14'0" (3.31 x 4.27)

with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 5 ring induction range cooker with extractor over, integrated automatic dishwasher, wine cooler, space for American style fridge freezer, store cupboard, laminate floor, upright radiator, downlights and uPVC double glazed window and French doors to rear.

Sun Room
11'8" x 12'5" (3.56 x 3.79)

with triple glazed windows to rear, triple glazed bifold doors to side, velux window and radiator.

Bedroom 1
11'8" x 11'11" (3.56 x 3.64)

with radiator and uPVC double glazed window to front.

Bedroom 2
9'7" x 10'0" (2.94 x 3.07)

with built in cupboards, radiator and uPVC double glazed window to side.

Bedroom 3
9'5" x 7'4" (2.88 x 2.24)

with radiator and uPVC double glazed window to rear.

Bathroom
5'10" x 7'10" (1.80 x 2.41)

with low level flush WC, vanity wash hand basin with cupboards under, p shaped panelled bath with mains dual head shower and glass screen, part tiled walls, extractor fan, heated towel rail, downlights and 2 uPVC double glazed windows to rear.

Outside

with lawned garden to front with flower borders, side drive for several cars leading to rear garden with patio area, concrete areas and lawned area.

Detached Garage
17'9" x 12'5" (5.43 x 3.79)

with up and over door, power and light connected and uPVC double glazed window to side.

Utility Room
6'0" x 12'4" (1.85 x 3.77)
with low level flush WC, vanity wash hand basin, plumbing for automatic washing machine and uPVC double glazed window to rear and door to side.

Material Information
UTILITES:

Electricity Supply:Solar panels
Water Supply:Mains
Sewerage:Mains
Heating:Oil central heating
Broad Band Speed: Download- 180 Mbps, Upload 22 Mbps
Mobile coverage:Vodafone, 83%, EE 76%, Three 74%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

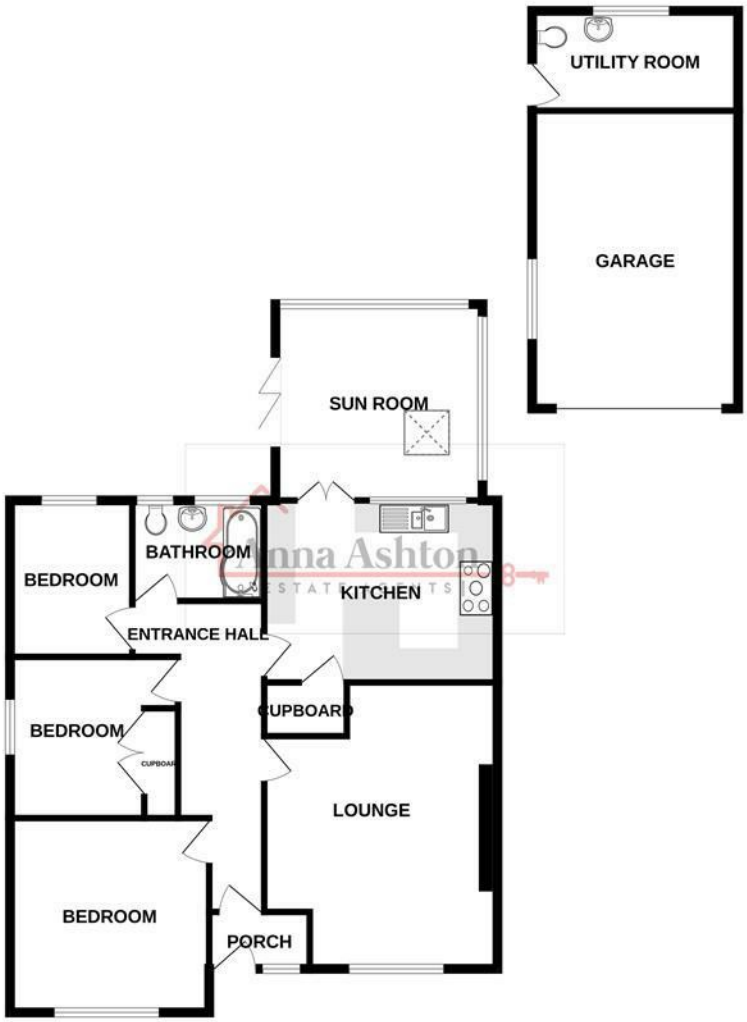
Flood Risk:Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk
Rights and Easements:
Restrictions:

Council Tax
Band E

NOTE
All photographs are taken with a wide angle lens.

Directions
Leave Ammanford on Wind Street travel to the village of Tycroes. Turn right signposted to Capel Hendre and after approx quarter of a mile the property can be found on the left hand side, identified by our For Sale board.

GROUND 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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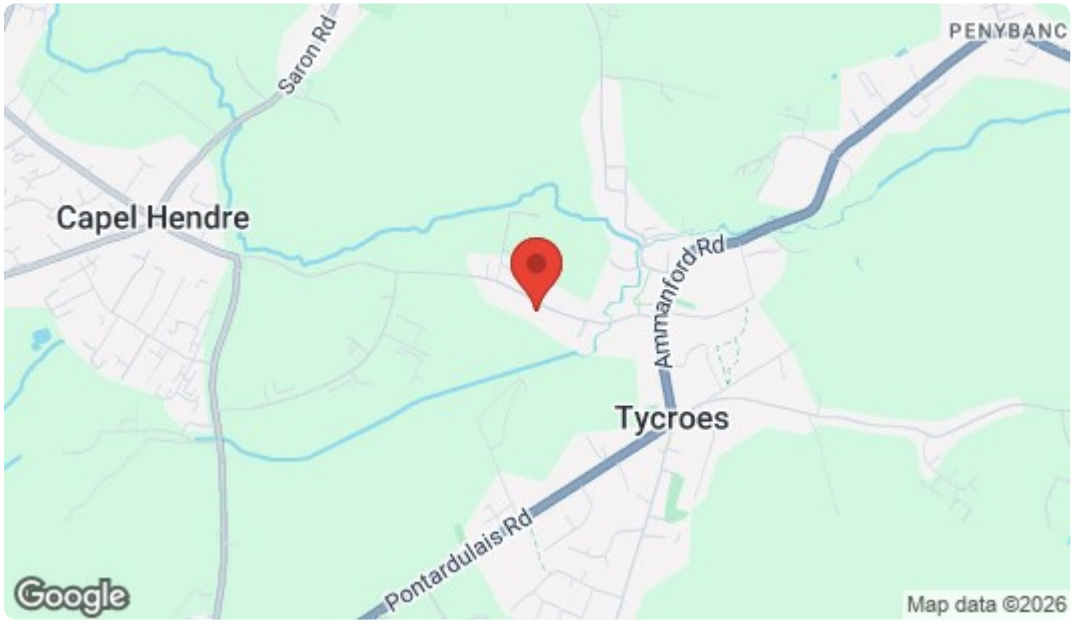

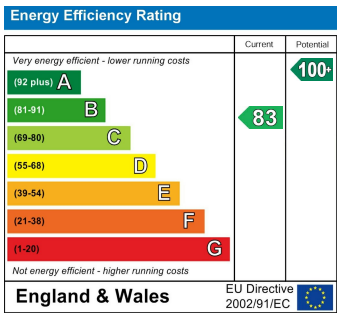

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.