



Meadow View Tycroes Road, Tycroes, Ammanford, SA18 3NS

Offers in the region of £315,000

- Detached house
- Gas central heating
- Off road parking
- Front and rear gardens
- Viewing highly recommended
- 3 bedrooms one with en suite
- uPVC double glazing
- Garage
- Far reaching views

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, radiator and textured and coved ceiling.

Lounge

17'10" x 11'10" (5.46 x 3.62)



with oak fireplace, laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen/Diner

9'10" x 21'1" (3.02 x 6.43)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mnobloc taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic dishwasher, tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Under stairs Utility

4'2" x 3'10" (1.28 x 1.19)

with wall mounted gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine, tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

Downstairs WC

6'7" x 3'6" (2.02 x 1.08)



with low level flush WC, vanity wash hand basin with cupboards under, tiled walls, tiled floor, textured and coved ceiling, extractor fan, radiator and uPVC double glazed window to front.

Sun Room

9'8" x 10'6" (2.97 x 3.21)



with electric radiator, downlights and uPVC

double glazed windows, door to side and French doors to side.

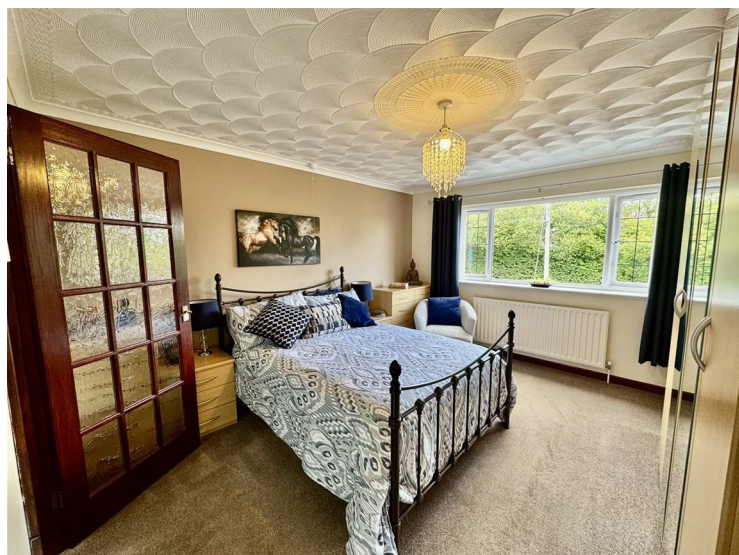
First Floor

Landing

with hatch to roof space, with ladder leading to boarded attic, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 1

12'11" x 11'8" (3.96 x 3.56)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

En Suite

4'5" x 8'3" (1.35 x 2.54)



with low level flush WC, pedestal wash hand basin, shower cubicle, tiled walls, tiled floor, radiator, extractor fan, textured and coved ceiling and spotlights.

Bedroom 2

9'11" x 9'7" (3.03 x 2.94)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3

9'10" x 9'0" (3.02 x 2.76)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bathroom

7'6" x 8'11" (2.31 x 2.72)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, tiled walls, laminate floor, extractor fan, radiator, textured and coved ceiling and uPVC double glazed window to front.

Outside



with brick paved driveway, EV charging point, gravelled garden to front with mature trees, detached garage with electric door, enclosed lawned garden, paved patio area, storage shed and outside tap.

Material Information

UTILITIES:

Electricity Supply:Solar Panels

Water Supply:Mains

Sewerage:Mains

Heating:Gas heating

Broad Band Speed:Download- 1800 Mbps, Upload-220 Mbps

Mobile coverage:Vodafone 80%, Three 77%, EE 74%, O2 62%

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:Shared access to garage

Restrictions:

NOTE

All photographs are taken with a wide angle lens.

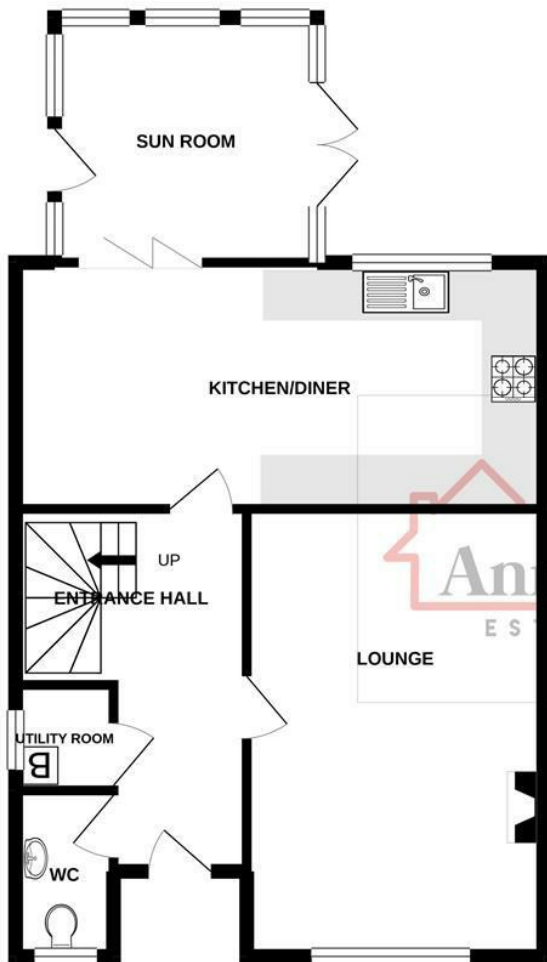
Council Tax

Band D

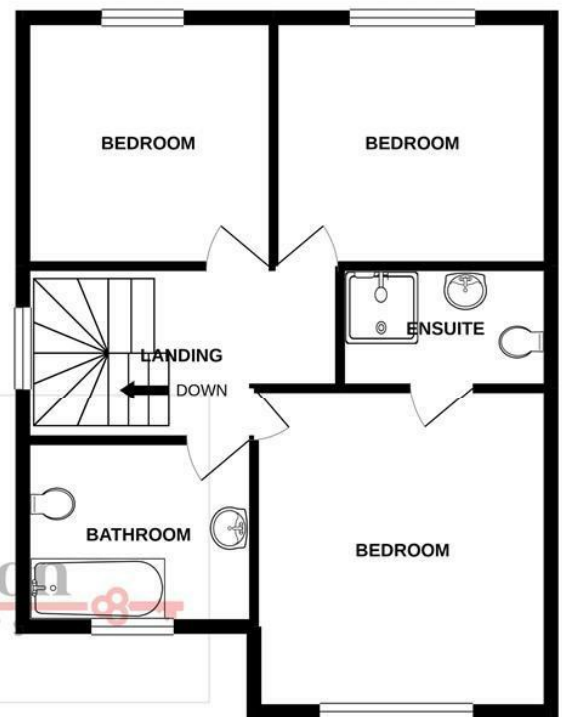
Directions

Leave Ammanford on Wind Street, travel straight over the roundabout, then fork left into Pantyffynnon Road. Follow the road for approximately 1.5 miles over the level crossing, through Mill Terrace and up the hill and the property can be found on the left hand side.

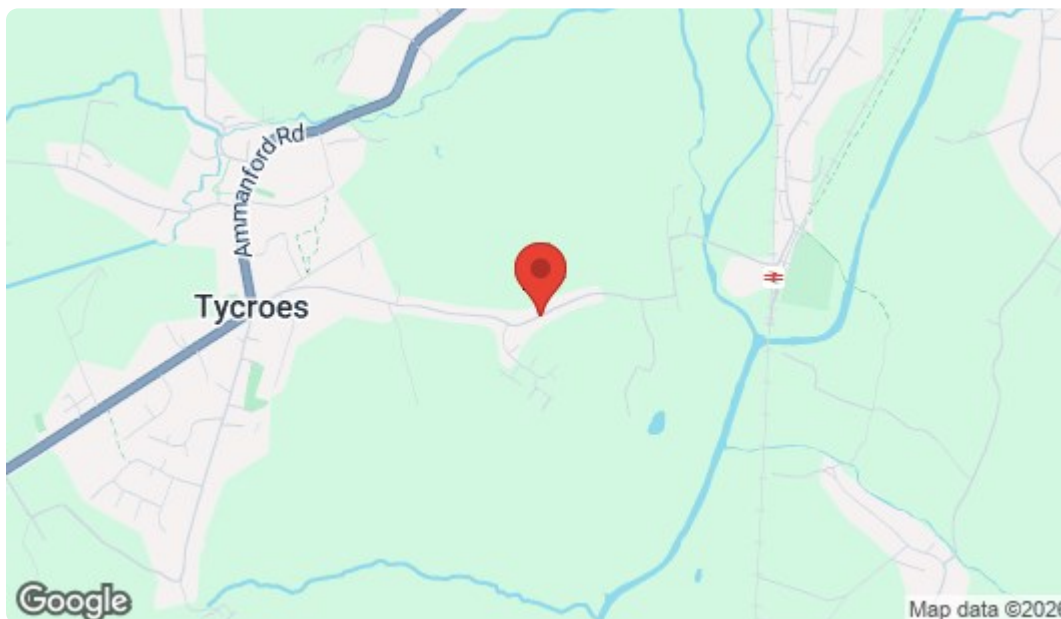
GROUND FLOOR



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		99
(81-91) B		
(69-80) C		
(55-68) D	70	
(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.