



35 Tirycoed Road, Glanamman

£289,950



Calow Evans  
Estate Agents

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## 35 Tirycoed Road, Glanamman

Situated on a side road in the village of Glanamman, this spacious four-bedroom family home offers generous accommodation both inside and out, making it an ideal property for family living. The property features two reception rooms along with a superb kitchen/family room that creates a wonderful social space with french doors open directly onto the rear garden. Externally, the property benefits from a side driveway providing ample off-road parking, a detached garage, and a separate home office – perfect for those working from home. The generous rear garden offers a peaceful setting with steps leading down to a seating area that overlooks a picturesque stream, creating a relaxing space to enjoy the surroundings.

Glanamman is a welcoming village offering a range of leisure opportunities including riverside walks, cycle paths, recreational parks and children's play areas.





## Accommodation:

### Entrance Hall

Laminate flooring, under-stairs storage cupboard, radiator, stairs to first floor.

### Lounge

5.23m x 3.48m (17'2" x 11'5"/10'7")

Double glazed windows to front & side, two radiators, log burner set in fireplace.





## Sitting Room

3.53m x 2.82m (11'7" x 9'3"(to alcove))

Double glazed window to front, radiator, built-in storage units.

## Kitchen/Family Room

5.66m x 4.42m (18'7" x 14'6")

Double glazed French doors & window to rear, double glazed panelled door & window to side, underfloor heating, two Velux-style windows, fitted with a range of wall & base units, Oak worktops, integrated dishwasher, space for 'Rangemaster' style oven, sink & draining board unit.

## WC/Utility Room

Double glazed window to rear, radiator, WC with integrated sink, plumbing for washing machine, space for dishwasher, storage cupboard.



## First Floor Landing

Radiator.

## Bedroom One

4.27m x 3.45m (14'0" x 11'4"/10'3")

Double glazed window to rear, radiator, fitted wardrobes.

## Bedroom Two

4.62m x 3.48m (15'2" x 11'5"/7'2")

Two double glazed windows to front, radiator.



## Bedroom Three

3.18m x 3.12m (10'5" x 10'3")

Double glazed window to front, radiator.

## Bedroom Four

3.1m x 2.01m (10'2" x 6'7")

Double glazed window to rear, radiator.

## Bathroom

3m x 1.68m (9'10" x 5'6")

Double glazed window to rear, radiator, suite comprising panelled bath with rain shower over, wash hand basin in vanity unit, WC.





## Externally

Paved parking area to the front, providing ample parking EV charging point along with a side driveway leading to a detached garage, home-office, larger than average rear garden comprising lawned area, patio area, covered Pergola with hot tub (through separate negotiations), built-in pool, steps down to a seating area overlooking the stream.

## Home Office

3.2m x 2.31m (10'6"/9'6" x 7'7")

Double glazed window to rear, downlighters to ceiling, laminate flooring.

## Services

We are advised that mains services are connected. Owned solar panels.



## Council Tax

Band D

## Tenure

Freehold

## Broadband Speed/Mobile Phone Coverage

We are advise that superfast broadband and mobile phone coverage are available in this area.



## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



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