



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

**50 Parc Gwernen  
Tycroes  
Ammanford  
Carmarthenshire  
SA18 3PR**

Price **£174,950**



- Three bedroom end of terrace house
- Lounge/ dining room
- Kitchen
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway
- No forward chain

**General Description**

We have the pleasure in offering for sale this 3 bedroom end terrace property on an estate of similar properties located in the village of Tycroes, close to local amenities and approximately 5 miles from Ammanford town centre and further amenities.

**EPC Rating: C74**

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

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**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](mailto:surveys@ctf-uk.com).

Tel: **01269 591 884**

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

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

## Parc Gwernen, Tycroes, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this 3 bedroom end terrace property on an estate of similar properties located in the village of Tycroes, close to local amenities and approximately 5 miles from Ammanford town centre and further amenities including 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, WC, lounge / dining room, kitchen, landing, bathroom and three bedrooms.

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

### Upvc glazed door to

### Hallway

Radiator, coved ceiling.

### W.C. (5' 2" x 3' 8") or (1.58m x 1.13m)

Upvc glazed window to front, radiator, close coupled WC, wash hand basin, Glow Worm gas fired boiler controlling domestic hot water and central heating.

### Lounge/Dining Room (23' 1" Max x 14' 10" Max) or (7.03m Max x 4.52m Max)

Upvc glazed window to front, Upvc glazed patio doors to rear, two radiators, coved ceiling, stairs to first floor, telephone points, TV point, hard wired smoke alarm.

### Kitchen (11' 10" x 9' 10") or (3.60m x 2.99m)

Upvc glazed window to rear, coved ceiling, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, oven point, electric hob with extractor fan over, plumbing for automatic washing machine.

### Landing

Upvc glazed window to side, hatch to roof space, hard wired smoke alarm, storage cupboard housing radiator.

## Parc Gwernen, Tycroes, Ammanford, Carmarthenshire.

### Bathroom (6' 4" x 6' 4") or (1.92m x 1.92m)

Upvc glazed window to rear, radiator, coved ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, bath with electric shower over, wall light with shaver point, extractor fan.

### Bedroom 1 (12' 1" Max x 8' 1" Max) or (3.68m Max x 2.47m Max)

Upvc glazed window to rear, radiator, coved ceiling, telephone point, TV point.

### Bedroom 2 (10' 8" x 8' 1") or (3.24m x 2.46m)

Upvc glazed window to front, radiator, coved ceiling.

### Bedroom 3/Boxroom (7' 3" x 6' 4") or (2.22m x 1.93m)

Upvc glazed window to front, radiator, coved ceiling.

### Outside

Footpath to front.

Driveway to side.

Patio area to rear leading to lawned area.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phoned coverage in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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### 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 into Parc Gwernen, and follow the road. Take a right at the end of the road where the property can be found directly ahead.

