



**6 Llŷs Tir Nant, Tycroes, Ammanford, SA18 3PS**

**Offers in the region of £409,950**

- Detached property
- Gas central heating
- Solar Panels
- Detached garage
- 4 Bedrooms one with ensuite
- uPVC double glazing
- Off road parking
- Enclosed rear garden

## Ground floor

### Entrance hall

with stairs to first floor, radiator and under the stairs cupboard

### Lounge

16'9" x 11'2" (5.11 x 3.42 )



with two radiators, uPVC double glazed window to front and double doors to dining area

### Kitchen/ dining area

9'6" x 31'11" (2.92 x 9.73 )



with base and wall units, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, integrated double oven, integrated dish washer, tiled floor, two radiators and two uPVC double glazed windows and patio doors to rear

### Sitting room

11'2" x 12'0" (3.42 x 3.67)



with radiator and uPVC double glazed window to front

### Utility

7'0" x 8'4" (2.15 x 2.56)



with base and wall units, single bowl sink unit, plumbing for automatic washing machine, tiled floor, radiator and door to side

### Downstairs WC

7'0" x 3'2" (2.15 x 0.98)



with low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan and radiator

### First Floor

#### Landing

with hatch to roof space, radiator and uPVC double glazed window to front

#### Bedroom 1

16'9" x 11'3" (5.13 x 3.43)



with radiator and uPVC double glazed doors to Juliet balcony with views to rear

### En-suite

6'9" x 7'9" (2.07 x 2.38 )



with low level flush WC, vanity wash hand basin, shower enclosure with dual head shower, tiled walls, tiled floor, heated towel rail, extractor fan and uPVC double glazed window to rear

#### Bedroom 2

12'2" x 11'3" (3.73 x 3.43)



with radiator and uPVC double glazed window to front

### Bedroom 3

10'5" x 12'0" (3.19 x 3.68)



with radiator and uPVC double glazed window to rear

### Bedroom 4

7'9" x 12'1" (2.37 x 3.69)



with radiator and uPVC double glazed window to front

### Bathroom

6'2" x 12'0" (1.88 x 3.66)



with low level flush WC, vanity wash hand

basin, panelled bath, shower enclosure with dual head shower, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to side

### Outside



with small bark garden to front with range of mature shrubs. Brick paved driveway with parking for two cars leading to garage. Side pedestrian access to enclosed rear garden with paved patio, lawned area, mature shrubs and bushes, outside light, outside tap and fine views to rear

### Garage

with up and over door and power and light connected

### Council Tax

band E

### NOTE

All internal photographs are taken with a wide angle lens.

### Directions

Leave Ammanford on Wind Street and continue over the roundabout. Bear left into New road and follow the road through Pantyffynnon and Mill Terrace. Climb the hill then turn left into Fforest fach. Turn second right into Llys Tirnant and the property can be found straight in front.

### Solar Panels

Solar panels on the property that are owned by the current owner.

### AGENTS NOTE

The property fronts onto a private road

### Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas

Broad Band Speed: Download 1800Mbps

Upload 220 Mbps

Mobile coverage: Vodafone 79%, EE 78%,  
Three 66%, O2 62%

#### ISSUES WITH POTENTIAL IMPACT:

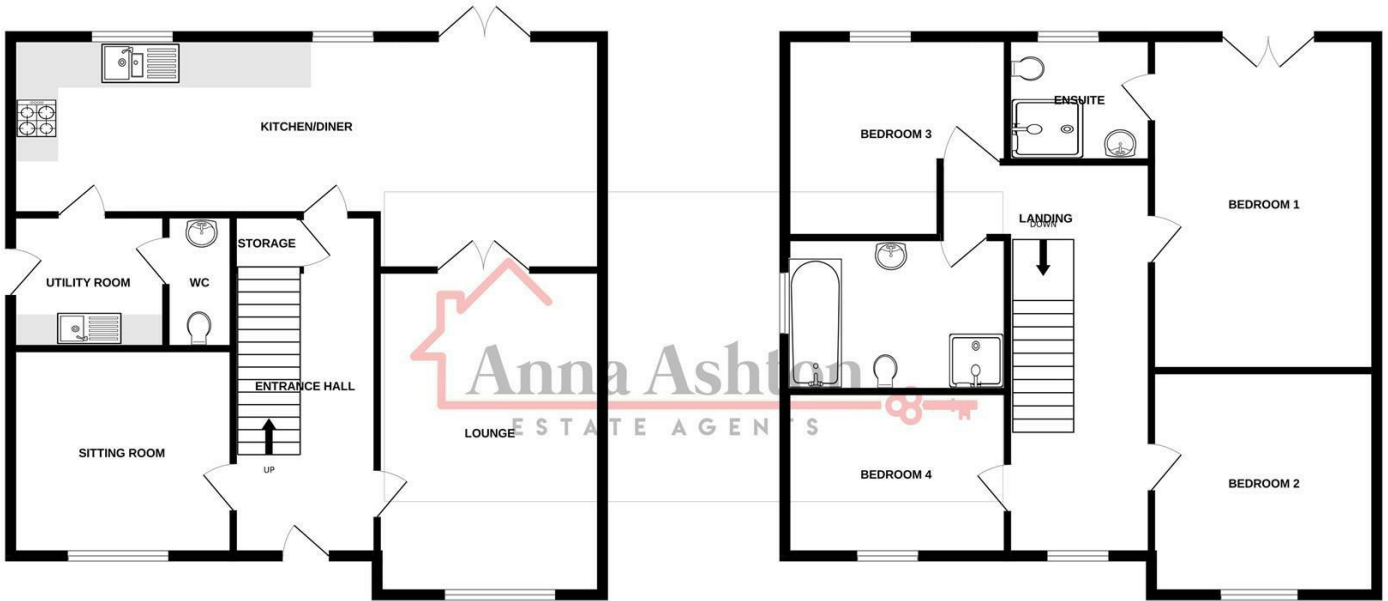
Flood Risk: Flooding from rivers- Very low  
Risk, Flooding from surface and small  
watercourses- very low risk

Rights and Easements: none

Restrictions: none

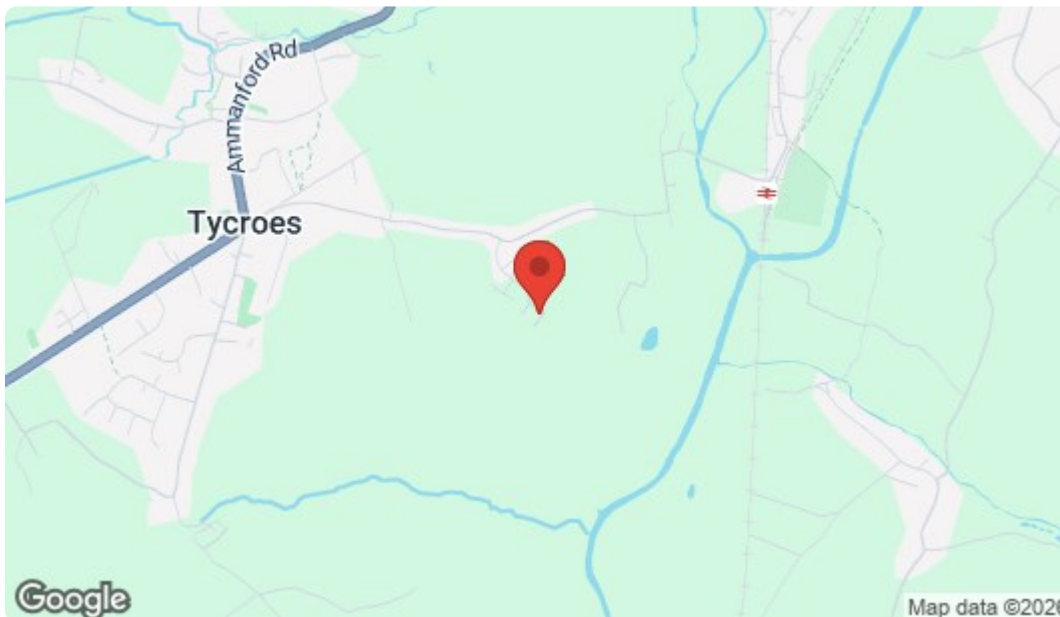
GROUND FLOOR  
197 sq.ft. (85.2 sq.m.) approx.

1ST FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 1835 sq.ft. (170.5 sq.m.) approx.

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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  | 91                      | 91        |
| (81-91) B  |  |                         |           |
| (69-80) C  |  |                         |           |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

Please note:

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