



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

**9 Brynhafod
Tycroes
Ammanford
Carmarthenshire
SA18 3QH**

Price **£220,000**



- Three bedroom semi detached house
- Lounge area
- Kitchen/ dining area
- Lean to, utility
- Bathroom, downstairs WC
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking
- Generous garden
- Tastefully renovated internally

General Description

We have the pleasure in offering for sale this three bedroom semi detached property located on an estate of similar properties in the village of Tycroes, close to local amenities such as a local shop, surgery, primary school and approximately three and a half miles from the M4 junction 49.



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.

Tel: **01269 591 884**

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

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

Brynhafod, Tycroes, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property located on an estate of similar properties in the village of Tycroes, close to local amenities such as a local shop, surgery, primary school and approximately three and a half miles from the M4 junction 49. The property is approximately two and half miles from Ammanford town centre and its amenities including shops, banking, restaurants, public houses, secondary school, bus station and train station.

The accommodation briefly comprises hallway, living area, kitchen/dining area, lean to, WC, utility, landing, bathroom and three bedrooms.

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

Upvc glazed door to

Hallway

Radiator, laminate flooring, stairs to first floor, under stairs storage, dado rail, battery smoke alarm.

Living Area (15' 1" x 11' 6") or (4.60m x 3.51m)

Upvc glazed window to front, radiator, six down lights.

Kitchen/Dining Room (21' 5" x 9' 7") or (6.52m x 2.91m)

Upvc glazed patio doors to rear, upvc glazed window to rear, radiator, coved ceiling, fitted wall and base units, work surface, tiled splash back, integrated oven, gas hob with extractor fan over, 1 1/2 bowl stainless steel sink unit, plumbing for automatic washing machine, plumbing for dishwasher.

Lean To (11' 0" x 5' 9") or (3.35m x 1.74m)

Upvc glazed door to side, upvc glazed window to side, radiator.

W.C. (5' 10" x 2' 9") or (1.79m x 0.83m)

Upvc glazed window to side, close coupled WC, wash hand basin, BAXI gas fired boiler controlling domestic hot water and central heating.

Brynhafod, Tycroes, Ammanford, Carmarthenshire.

Utility Room (6' 0" x 5' 8") or (1.83m x 1.73m)

Upvc glazed window to side, radiator, work surface.

Landing

Upvc glazed window to side, two down lights, hatch to roof space, battery smoke alarm.

Bathroom (7' 1" x 6' 1") or (2.15m x 1.86m)

Upvc glazed window to rear, towel radiator, four down lights, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over, extractor fan.

Bedroom 1 (14' 1" x 9' 8" Max) or (4.28m x 2.95m Max)

Upvc glazed window to rear, radiator, laminate flooring, fitted wardrobe.

Bedroom 2 (11' 5" Min x 9' 5" Min) or (3.49m Min x 2.87m Min)

Upvc glazed window to front, radiator.

Bedroom 3 (9' 8" Max x 7' 3" Max) or (2.95m Max x 2.21m Max)

Upvc glazed window to front, radiator, storage cupboard.

Outside

Driveway for ample parking to front. Side access to rear garden.

Concrete area to rear with footpath to a generously sized lawned area. Concrete seating area. Patio area housing summer house.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on Wind Street, heading towards the village of Tycroes. Upon entering the village of Tycroes, take a left into Brynhafod and continue through the estate where the property can be found on the left hand side.

