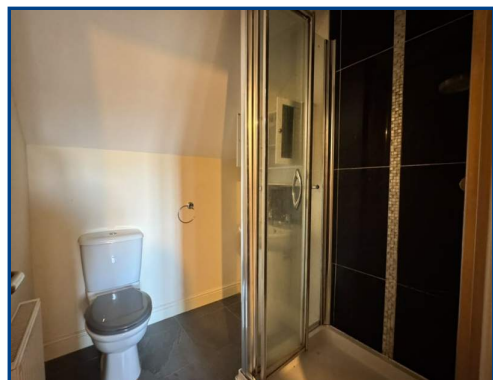
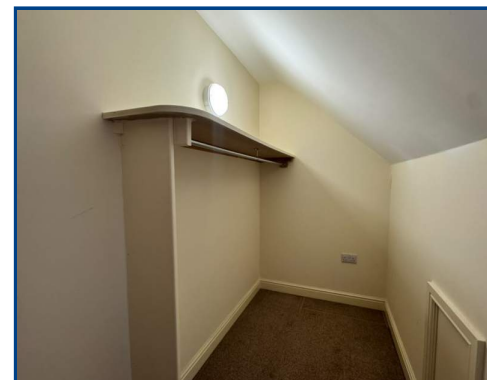
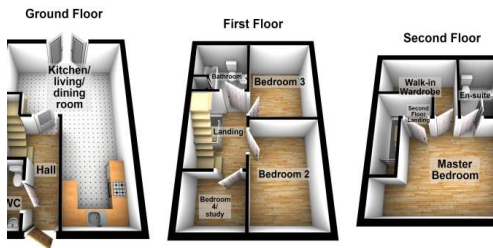




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**15 Parc Yr Hendre  
Tycroes  
Ammanford  
Carmarthenshire  
SA18 3GA**

Price **£200,000**



- Four bedroom end of terrace town house
- Kitchen/ dining/ living room
- Bathroom, WC, ensuite
- Upvc glazing
- Gas fired central heating
- Rear garden
- Off road parking to the rear
- NO ONWARD CHAIN



**EPC Rating: C**

## General Description

We have the pleasure in offering for sale this four bedroom end of terrace property in the village of Tycroes close to local amenities including a bus stop, 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 12 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).

### Money Laundering Regulations

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Tel: **01269 591 884**

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

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

## Parc Yr Hendre, Tycroes, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom end of terrace property in the village of Tycroes close to local amenities including a bus stop, 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, restaurants, public houses, secondary school, bus station and train station.

The accommodation briefly comprises, lounge, kitchen/ diner, WC, first floor landing, family bathroom, three bedrooms, second floor landing, master bedroom, ensuite and walk in wardrobe.

The property benefits from gas fired central heating, upvc glazing, off road parking and a rear garden.

### Upvc glazed door to

### Hallway

Radiator, laminate flooring, stairs to first floor, hard wired smoke alarm.

### W.C. (6' 6" x 3' 7" ) or (1.98m x 1.08m)

Upvc glazed window to front, radiator, laminate flooring, close coupled WC, pedestal wash hand basin, extractor fan.

### Kitchen / Dining / Living Room (24' 10" Max x 15' 7" Max) or (7.58m Max x 4.75m Max)

Upvc glazed patio doors to rear, Upvc glazed window to front, two radiators, laminate flooring, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, oven point, gas hob with extractor fan over, BAXI gas fired boiler controlling domestic hot water and central heating, TV point, telephone point, under stair storage.

### Landing

Stairs to second floor, hard wired smoke alarm.

### Family Bathroom (8' 0" Max x 6' 7" Max) or (2.45m Max x 2.01m Max)

Upvc glazed window to rear, radiator, tiled floor, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over, extractor fan, airing cupboard housing slatted shelving and a radiator.

### Bedroom 3 (11' 11" x 8' 4" ) or (3.64m x 2.54m)

Upvc glazed window to rear, radiator.

### Bedroom 2 (12' 7" x 8' 4" ) or (3.83m x 2.53m)

Upvc glazed window to front, radiator, TV point.

### Bedroom 4/ study (6' 11" x 6' 6" ) or (2.11m x 1.98m)

Upvc glazed window to front, radiator, telephone point.

### Second Floor Landing

Hard wired smoke alarm.

### Master Bedroom (15' 7" Max x 13' 11" Max) or (4.76m Max x 4.24m Max)

Upvc glazed window to front, radiator, TV point.

### Walk-in Wardrobe (9' 9" x 4' 6" ) or (2.96m x 1.37m)

Radiator.

### En Suite (6' 6" x 5' 6" ) or (1.97m x 1.67m)

Radiator, tiled floor, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan.

### Outside

Lawned area to front with footpath leading to front door.

Patio area to rear with footpath leading to lawned area with mature shrubs. Gated access to parking area.

### 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

C

### Directions

Leave Ammanford on Wind Street and continue straight ahead at the roundabout into Penybanc Road. Proceed along Penybanc Road into Tycroes turning left into Parc Yr Hendre. Follow the road to the right, where the property can be found on the left hand side.

