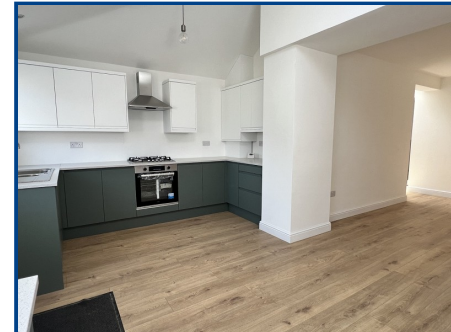


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**97 Pontardulais Road  
Tycroes  
Ammanford  
Carmarthenshire  
SA18 3QA**

**Price £225,000**



- Three bedroom semi detached property
- Recently refurbished to a high quality
- Lounge, dining area, kitchen
- Bathroom, shower room
- Upvc glazing
- Gas fired central heating
- Off road parking
- Rear garden
- No forward chain.

### General Description

We have the pleasure in offering for sale this three bedroom semi detached 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, banking, restaurants, public houses, secondary school, bus station and train station.

**EPC Rating: D67**

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

#### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

**Web: [www.ctf-uk.com](http://www.ctf-uk.com)**



**Pontardulais Road, Tycroes, Ammanford, Carmarthenshire.**

**Property Description**

We have the pleasure in offering for sale this recently renovated three bedroom semi detached 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, banking, restaurants, public houses, secondary school, bus station and train station.

The accommodation briefly comprises, hallway, lounge, dining area, shower room, rear hall area, kitchen, landing, bathroom and three bedrooms

The property benefits from gas fired central heating, upvc glazing, off road parking, rear garden and no forward chain.

**Upvc glazed door to**

**Hallway**

Two radiators, laminate flooring, smoke alarm, under stair storage area.

**Lounge (20' 8" x 10' 6" Max) or (6.30m x 3.21m Max)**

Upvc triple glazed window to front, two radiators, laminate floor.

**Dining Area (12' 4" x 10' 0") or (3.75m x 3.06m)**

Radiator, laminate flooring.

**Rear Hallway area**

Upvc glazed door to side, skylight window, laminate flooring.

**Shower Room (7' 3" x 5' 7") or (2.20m x 1.69m)**

Upvc glazed window to side, laminate flooring, four downlights, wash hand basin in unit, close coupled WC, quadrant shower,extractor fan, LED mirror.

**Kitchen (16' 3" x 11' 4") or (4.95m x 3.46m)**

Upvc glazed door to rear, two upvc glazed windows to rear, skylight window, radiator, laminate flooring, 3 drop pendant lights, wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, oven, gas hob with extractor fan above, plumbing for automatic washing machine, Ideal gas fired boiler controlling domestic hot water and central heating.

**Pontardulais Road, Tycroes, Ammanford, Carmarthenshire.**

**Landing**

Hatch to roofs space, smoke alarm.

**Bedroom 1 (12' 11" x 9' 11") or (3.93m x 3.03m)**

Two upvc glazed windows to rear and side, radiator.

**Bathroom (9' 1" x 7' 10") or (2.76m x 2.40m)**

Upvc glazed window to rear, towel radiator, radiator, six down lights, close coupled Wc, bath with shower over, wash hand basin in unit, LED mirror, extractor fan.

**Bedroom 2 (8' 4" x 12' 3") or (2.53m x 3.73m)**

Upvc triple glazed window to front, radiator.

**Bedroom 3 (10' 2" x 6' 5") or (3.10m x 1.96m)**

Upvc triple glazed window to front, radiator.

**Outside**

Parking area to front.

Side pedestrian access.

Gravelled area to rear leading to a lawned area with shrubs.

Outside tap and electric point.

**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 through Penybank and into the village of Tycroes. Continue through the village of Tycroes to Pontardulais Road where the property can be found on the left hand side.

