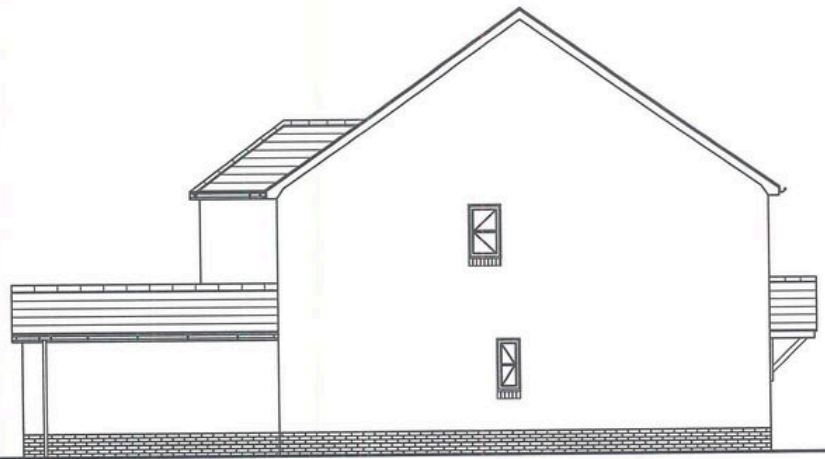
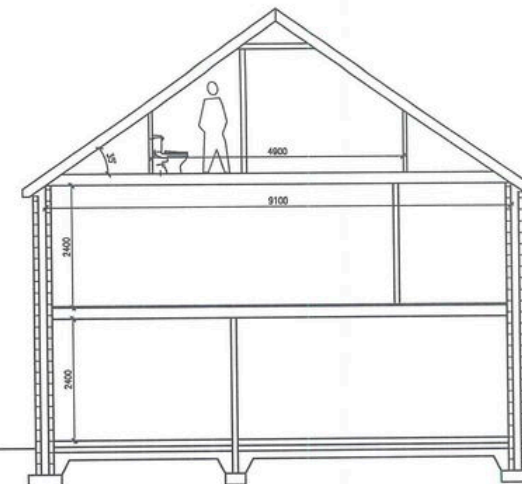


Front Elevation



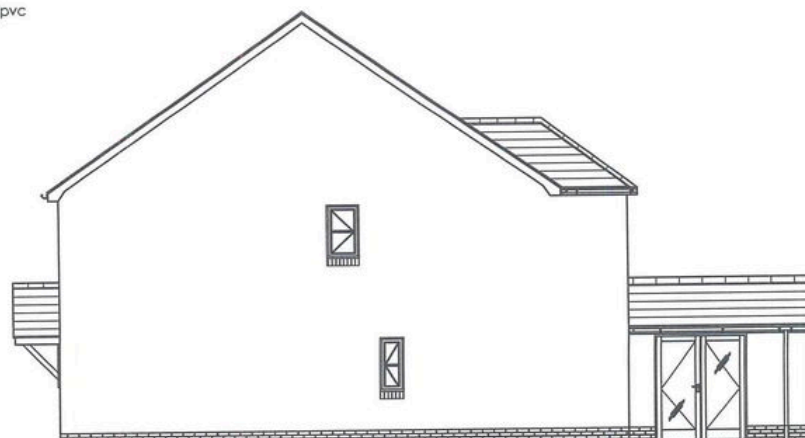
Side Elevation



Typical Section

External Finishes

- Roof Covering - Slate. Laid and fixed in accordance with manufacturers recommendations.
- Walls - Render with facebrick (Weinerberger Heritage blend or similar)
- Windows - White Upvc with reconstituted stone cills.
- Doors - White Upvc with draught proofing and safety glass.
- Joinery - White cellular Upvc.
- R W Goods - Black Upvc



C: Roof pitch reduced to 35 degrees. section added 11-12-19
 B: first floor reduced by 1.5m 29-11-19
 A: rear sun room stepped in 300mm 11-11-19

NOTE:
 The Contractor is to check all dimensions before commencing work on site.
 Any discrepancies in the drawings are to be resolved by the Contractor.
 If in doubt consult the architect.

CERTH THOMAS
 Cysgod Y Dref, 117 Cwmaman Rd. Gamanl.
 Ammanford, Carmarthenshire, SA18 1NB
 Tel. 01269 825622 mob. 07971540219
 cerith@ceriththomas.plus.com

**PROPOSED REPLACEMENT
 DWELLING AT 76 TYRCHOED
 RD, GLANAMMAN, AMMANFORD,
 SA18 2YF**

ELEVATIONS			
REF	NO.	REVISIONS	REVISIONS
CTA456.202	C		
DATE	TYPE	CRACKS	SCALE
PLANNING			1:100

Tirycloed Road, Glanamman, Ammanford, SA18

Offers In Region Of £50,000



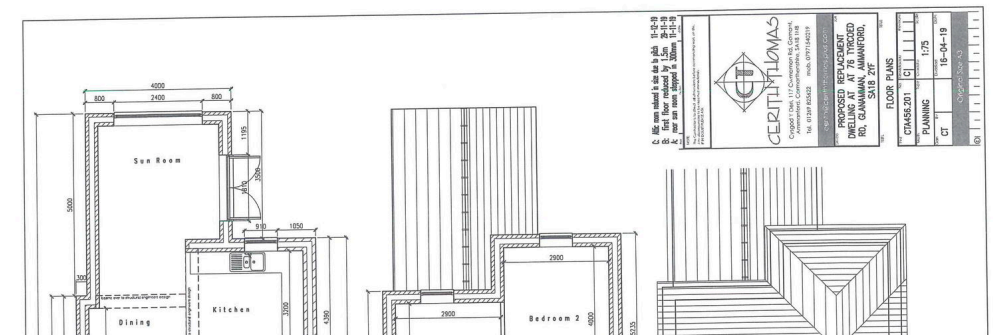
Calow Evans
 Estate Agents

01269 543128
 www.calowevans.co.uk

Tirycoed Road, Glanamman, Ammanford, SA18

Full planning permission has been granted for a replacement dwelling at 76 Tirycoed Road, Glanamman, planning reference E/ 39400 was granted on 18/12/2009. There is no requirement for a contribution towards affordable housing. Services are available subject to the necessary connection charges and prospective purchasers should make their own enquiries regarding the costs involved.

The village of Glanamman offers excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, children's play area's and the neighbouring village boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.



Planning Permission:

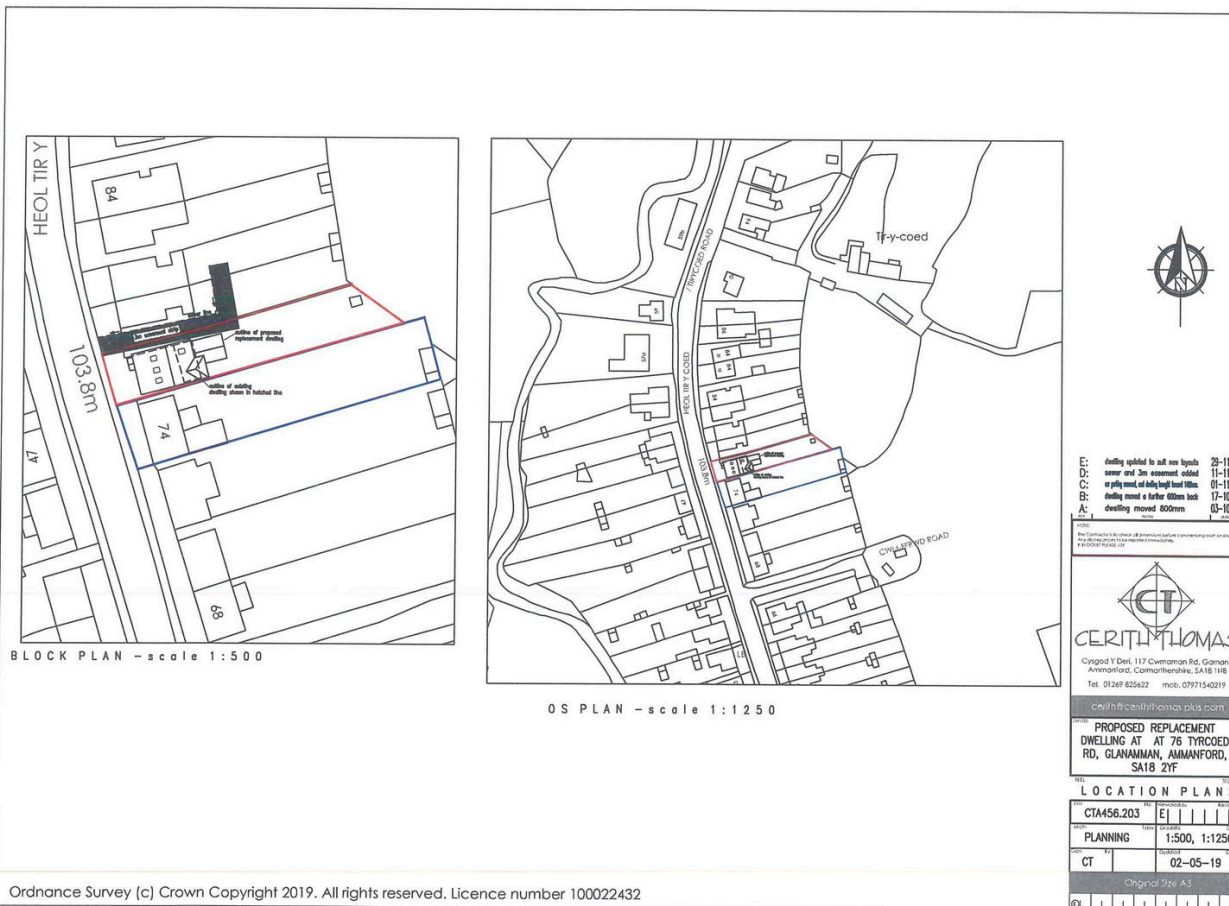
Full planning permission is granted for a replacement dwelling, planning ref E/39400 approved on 18/12/2019, full plans available.

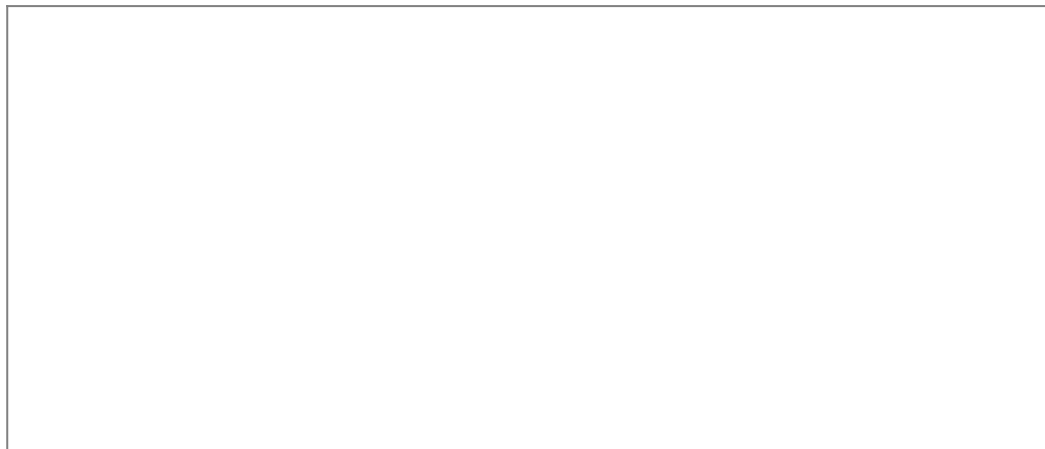
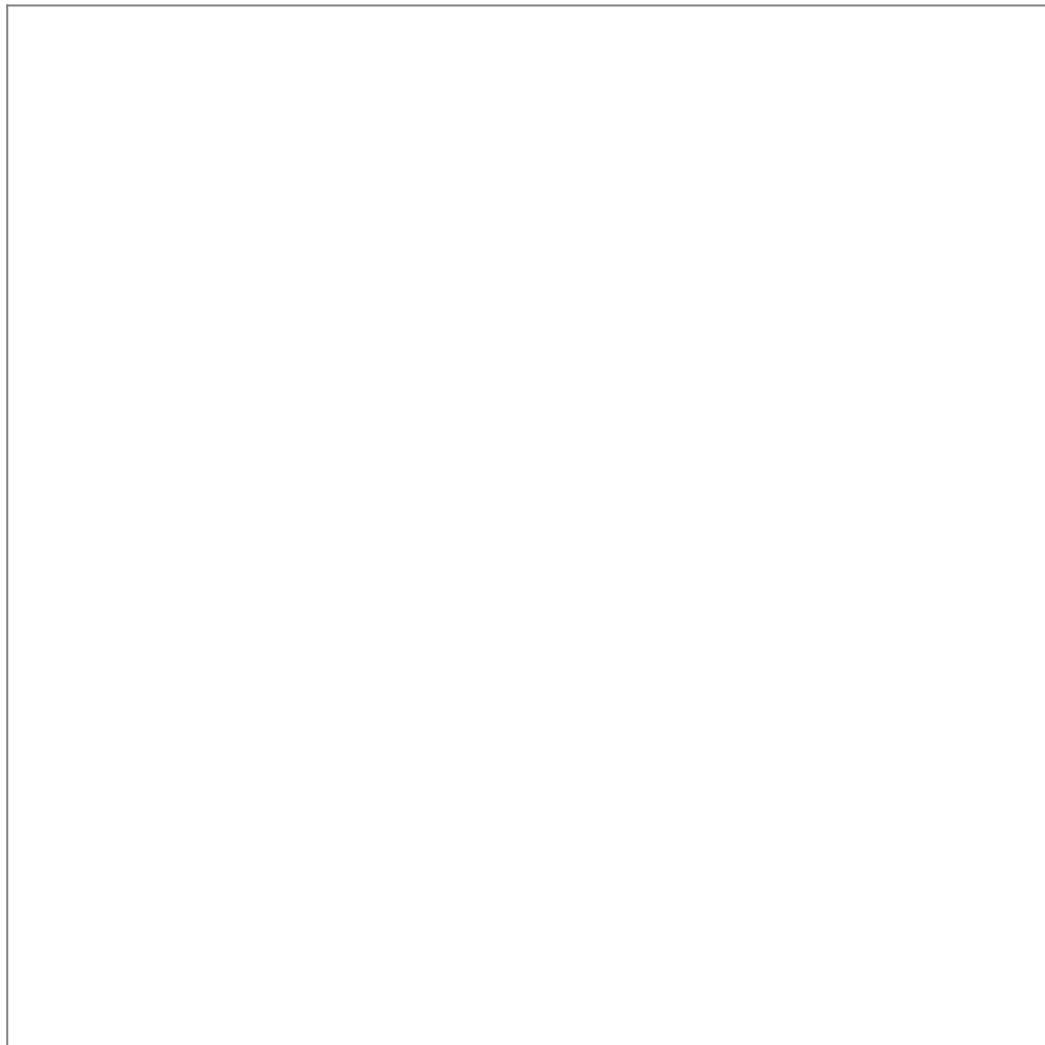
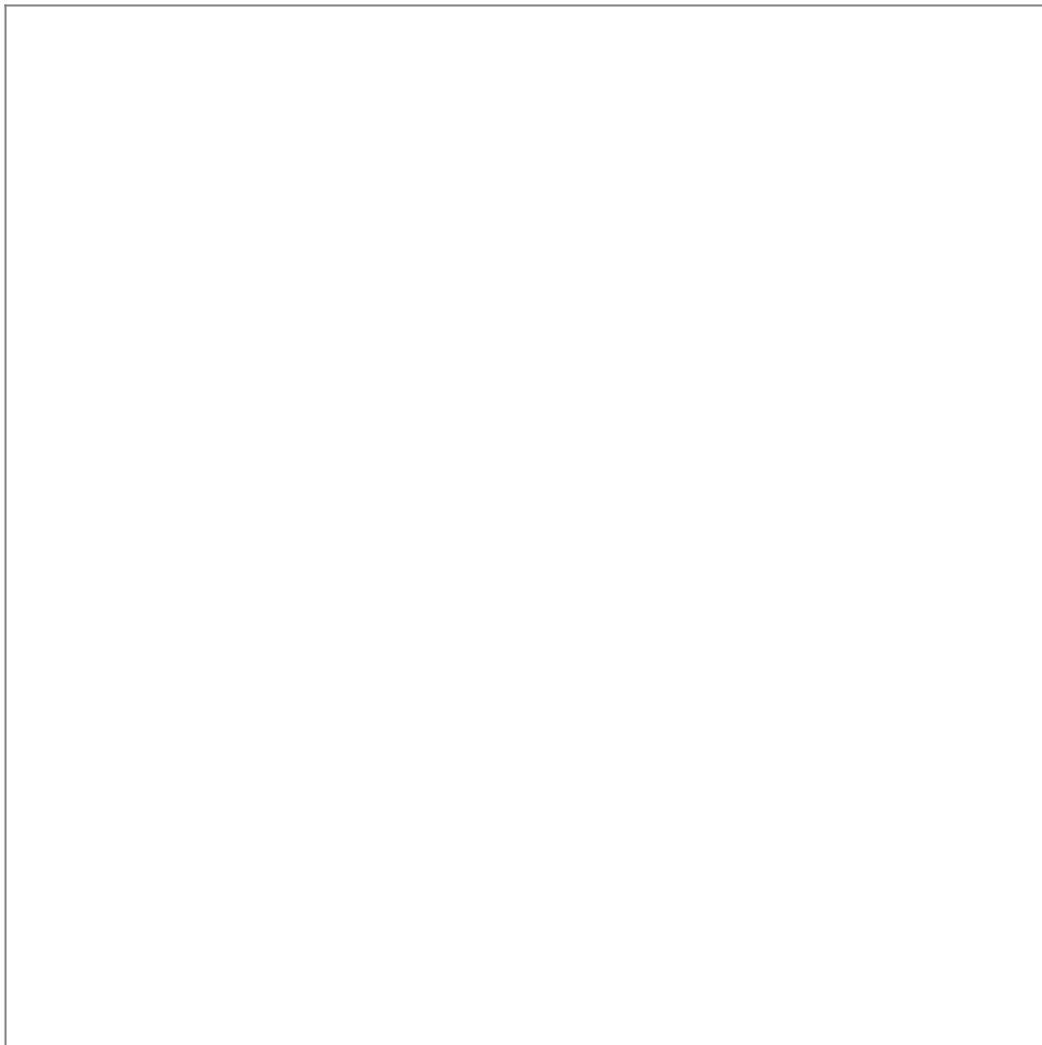
Services:

Services are available subject to the necessary connection charges and prospective purchasers should make their own enquiries regarding the costs involved.

Tenure:

Freehold.





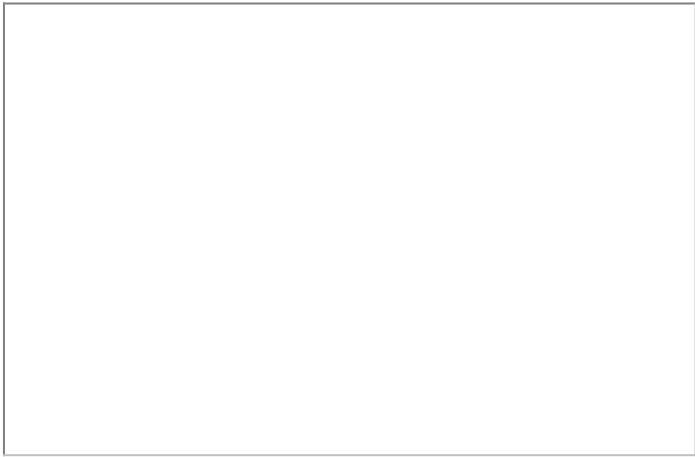
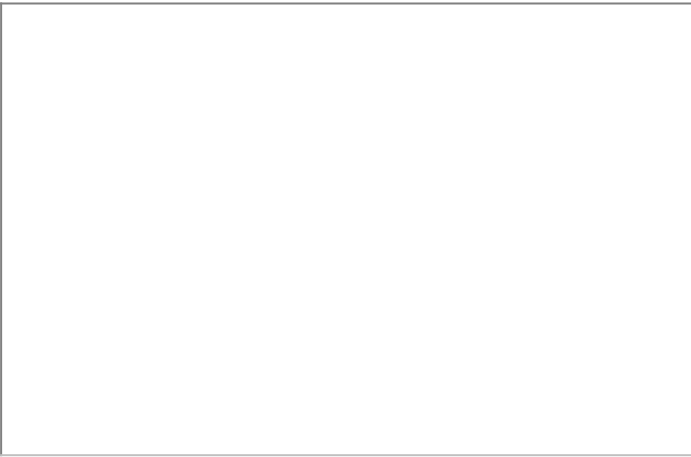
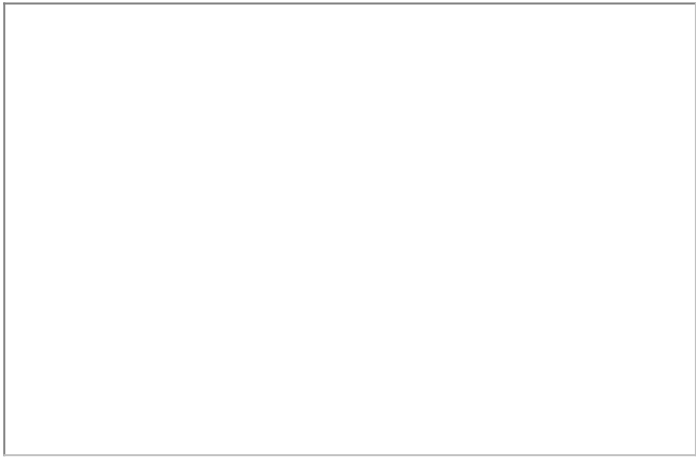
Directions:

From our office, turn left on to High Street and continue to the T-junction turning left. Proceed to the village of Glanamman turning left on to Station Road (signposted Amman Valley Hospital) and continue over the bridge. Turn left and then right onto Tirycoed Road where the property will be located on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128