



Pontardulais Road, Tycroes, SA18 3RD

Offers In Region Of £220,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Pontardulais Road, Tycroes, SA18 3RD

This three-bedroom semi-detached home is conveniently located near the M4 motorway in the popular village of Tycroes. It sits on a generous plot, presenting potential for extension or development (subject to obtaining the necessary permissions). The property features three reception rooms, a log burner in the lounge, a ground-floor shower, and a first-floor bathroom. Externally, there is ample parking, a detached garage, and a spacious rear garden with an open aspect and countryside views.

The village of Tycroes offers excellent transport links, including a train station in the nearby village of Pantyffynnon. It also provides essential amenities such as a primary school, a post office, a shop, and a GP surgery. The main shopping facilities can be found just a short drive away in Ammanford town centre.





Accommodation:

Entrance Vestibule

Laminate flooring.

Entrance Hallway

Stairs to first floor, single panel radiator, laminate flooring.





Lounge

4.24m x 3.94m (13'11"/10'2" x 12'11")

Log burner set in fireplace, single pane; radiator, laminate flooring, storage cupboard housing electric boiler, double doors to:

Dining Room

3.35m x 2.54m (11'0" x 8'4")

Double glazed window to front, single panel radiator, laminate flooring.

Kitchen/Breakfast Room

5.23m x 3.68m (17'2"/7'10" x 12'1"/8') (L-Shaped)

Double glazed panelled door & window to side elevation, fitted with wall & base units, plumbing for washing machine, integrated dishwasher, sink & draining board unit, space for 5 ring Rangemaster oven, radiator.



Garden Room

5.11m x 2.67m (16'9" x 8'9"/7'10")

Double glazed patio doors to rear, double glazed window to side, downlighters to ceiling.

Shower Room

Double glazed window to side, electric shower in enclosure, WC, wash hand basin in vanity, part tiled walls.

First Floor Landing

Access to loft, storage cupboard.



Bedroom One

3.51m x 2.46m (11'6" x 8'1")

Double glazed window to front, single panel radiator.

Bedroom Two

3.73m x 2.41m (12'3" x 7'11")

Double glazed window to side, single panel radiator.

Bedroom Three

2.92m x 2.92m (9'7" x 9'7")

Double glazed window to rear, single panel radiator.





Bathroom

2.41m x 2.06m (7'11" x 6'9")

Double glazed window to front, single panel radiator, suite comprising roll top bath, WC, pedestal wash hand basin, tiled floor.

Externally

Driveway to the side providing ample parking, detached garage with up-and-over door, side pedestrian access to a larger than average garden offering potential to be a building plot (stpp) or to extend, garden mainly laid to lawn, raised paved patio area, workshop, open aspect to side and rear.

Services

We are advised that mains services are connected, Electric heating. Solar panels are owned by the property.



Tenure

Freehold

Mobile Phone Coverage/Broadband

We are advised that super fast broadband & mobile phone coverage is available in this area.

Council Tax

Band C.



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.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128