



34 Tycroes Road, Tycroes, Ammanford, SA18 3NT

Offers in the region of £245,000

- Detached dormer bungalow
- 2 reception rooms
- uPVC double glazing
- Enclosed rear garden
- 3 bedrooms
- Gas central heating
- Off road parking

Ground Floor

uPVC double glazed entrance door to

Porch

uPVC double glazed entrance door to

Lounge

20'9" x 11'1" (6.34 x 3.40)



with gas fire in feature surround, alcove store cupboards, stairs to first floor, radiator, textured and covered ceiling and uPVC double glazed window to front and side.

Sitting Room

10'9" x 9'4" (3.28 x 2.85)



with radiator, textured and covered ceiling and uPVC double glazed window to front.

Inner Hall

with shelving

Bedroom 1

14'9" x 9'3" (4.51 x 2.84)



with built in wardrobes, built in cupboard, laminate floor, radiator, textured and covered ceiling and uPVC double glazed window to side.

Bathroom

4'3" x 7'8" (1.31 x 2.34)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with electric shower over, tiled walls, tiled floor, textured and covered ceiling, radiator, shaver point and uPVC double glazed window to side.

Kitchen

9'3" x 19'6" (2.83 x 5.95)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, integrated automatic washing machine, tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear and door to side.

First floor

Landing

with 2 eaves storage cupboards.

Bedroom 2

10'9" x 9'4" (3.29 x 2.85)



with radiator and uPVC double glazed window to side.

Bedroom 3

10'9" x 9'5" (3.29 x 2.89)



with radiator and uPVC double glazed window to side.

Outside



with off road parking for one car, front gravelled garden, side access to rear garden with patio area, lawned garden and store shed.

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed:

Mobile coverage:

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

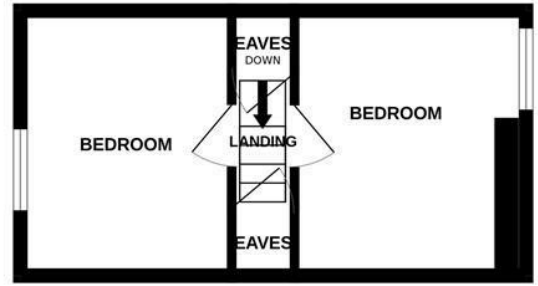
Rights and Easements: None

Restrictions: None

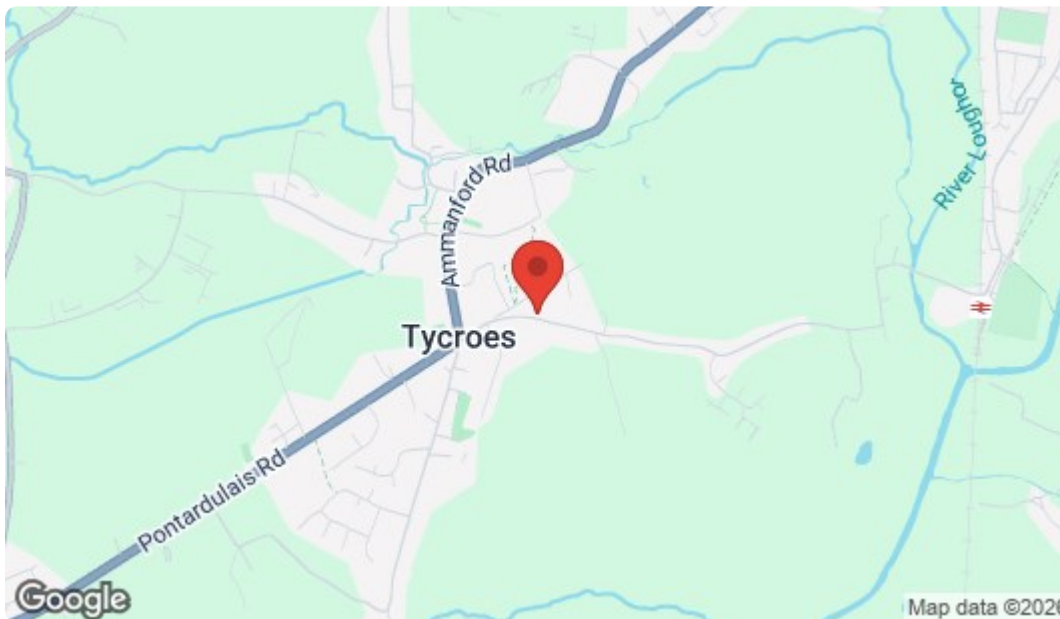
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | 69 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.