





House - Terraced (EPC Rating: D) Freehold

# TYCROES ROAD, AMMANFORD, SA18 3QF

Offers In The Region Of

# £190,000

THOMAS & THOMAS estate agents

3 1 2 D

# 3 Bedroom House - Terraced located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Mid Terrace House located in the popular village of Tycroes offering local amenities, mini supermarket, fish & chip shop, hairdressers, take away pizza, local primary school and rugby club with further shopping facilities located in Ammanford Town Centre approximately 2 miles away. The accommodation comprises, Entrance Hall, 2 Reception Rooms and Kitchen on the ground floor with 3 Bedrooms and Shower Room located on the first floor. Externally there is a long rear garden mainly laid to lawn with side pedestrian access. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - B Freehold EPC- D67. Ideal First Time Buyers Property. NO ONWARD CHAIN

**Ground Floor**
With front entrance door leading into...

**Entrance hall**
With radiator, coved ceiling and stairs to first floor.

**Sitting Room**
4. 3 x 3.2 (13'1" 9'10" x 10'5")
With radiator, coved ceiling, Laminate flooring and window to the front.

**Lounge**
4.0 x 6.2 (13'1" x 20'4")
with radiator, coved ceiling, wooden fire surround, laminate flooring, window to the rear and patio doors leading to rear garden.

**Kitchen**
4.6 x 3.0 (15'1" x 9'10")
With radiator, coved and texture ceiling, range of wall, base and display units, breakfast bar, single bowl sink unit with mixer taps, gas hob with electric oven under and extractor fan over, plumbing for automatic washing machine, windows to the side and rear and door to the side of the property.

**First Floor**

**Landing**
With hatch to roof space.

**Bedroom 1**
3.8 x 4.2 (12'5" x 13'9")
With radiator and window to the front.

**Bedroom 2**
3.4 x 3.2 (11'1" x 10'5")
with radiator and window to the rear.

**Bedroom 3**
3.8 x 2.6 (12'5" x 8'6")
With radiator and window to the front.

**Shower Room**
2.2 x 2.2 (7'2" x 7'2")
With radiator, coved ceiling, low level flush WC, pedestal wash hand basin, shower cubical, extractor fan, part tiled walls, cupboard housing gas boiler providing hot water and central heating and window to the rear.

**External**
Front - With side gate leading to rear of the property.

Rear - Enclosed good size garden mainly laid to lawn with large decking area and side access via covered Passageway leading to the front of the property.

**Services**
Mains gas, electricity, water and drainage.

**Council-Tax**
Band - B

**Tenure**
Freehold

**Note**
All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested

**Viewings**
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk



## Social Media

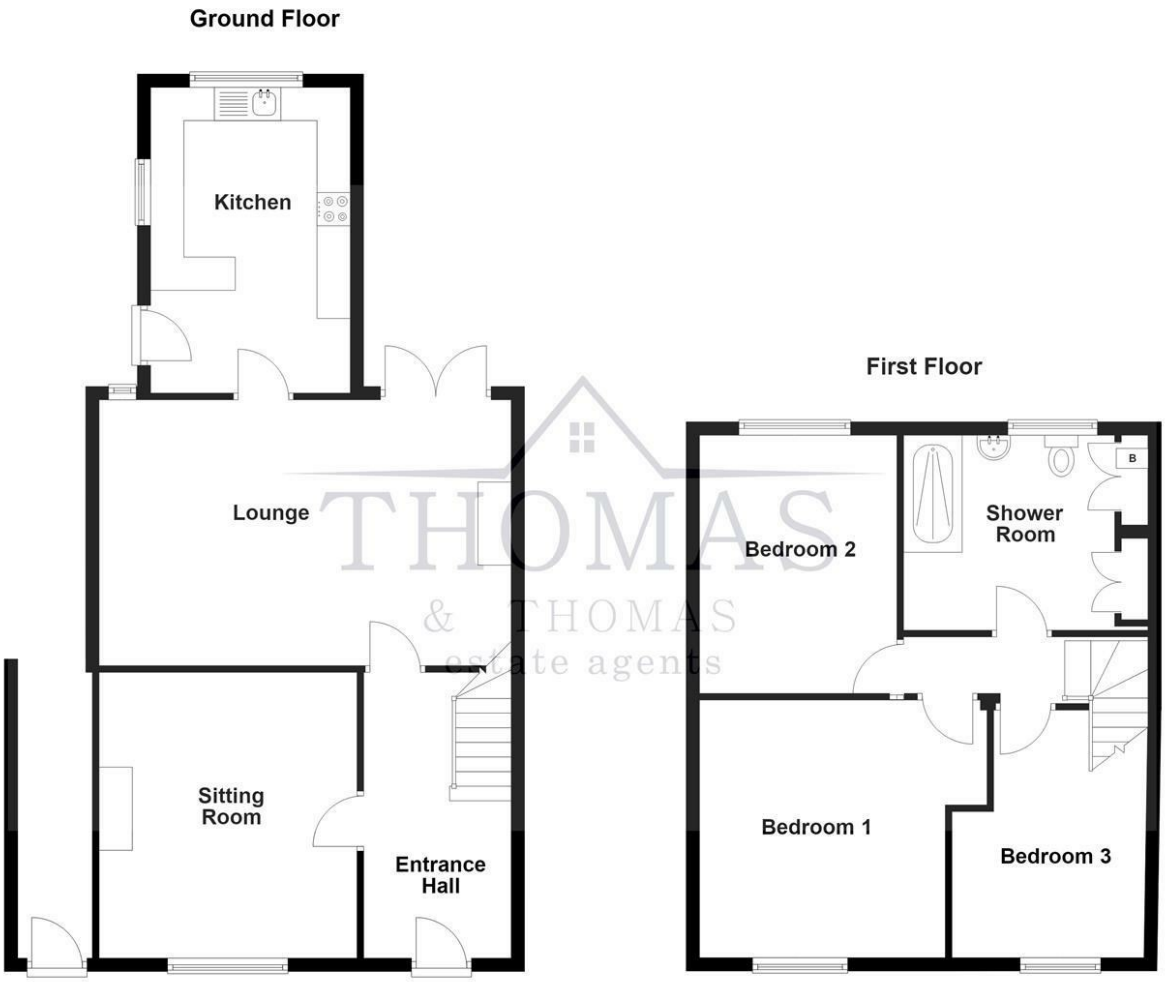
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

## Directions

Leave Ammanford along Wind Street at the round about take the 2nd exit signposted M4. Continue for approximately 3 miles, passing through the small village of Penybanc, on reaching Tycroes go past the shops on the right then take the turning left into Tycroes Road and the property can be located on the left hand side and identified by our For Sale board.





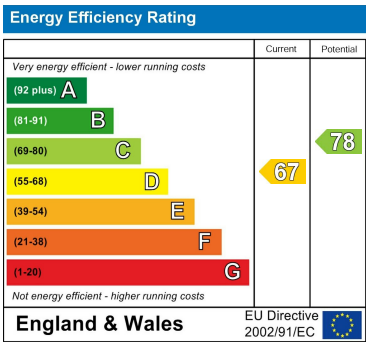



Total area: approx. 120.5 sq. metres (1297.4 sq. feet)

Council Tax Band

B

Energy Performance Graph




**Call us on**

**01269 597949**

**ammanford@thomasandthomas-property.co.uk**

**https://www.thomasandthomas-property.co.uk/**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.