



Brynhafod, Tycroes, Ammanford, SA18

£189,950



Calow Evans
Estate Agents

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Entrance Hallway

Laminate flooring, storage cupboard, stairs to first floor.

Lounge

4.57m x 3.45m (15'0" x 11'4"/9'5")

Double glazed window to front elevation, single panel radiator, laminate flooring, gas fire with back boiler providing domestic hot water and central heating, opening to:

Dining Room

3.18m x 2.59m (10'5" x 8'6")

Double glazed window to rear elevation, single panel radiator, laminate flooring, opening to:





Kitchen

3.23m x 2.92m (10'7" x 9'7")

Double glazed window to rear elevation, single panel radiator, fitted with wall and base units, stainless steel sink & draining board, part tiled walls.

Utility Room

Double glazed panelled door to side elevation, fitted with base units, space for cooker, plumbing for washing machine.

Cloakroom

Double glazed window to rear, WC & sink.



Workshop

Single glazed window to side elevation.

First Floor Landing

Double glazed window to side elevation, access to loft.

Bedroom One

4.32m x 3.05m (14'2" x 10'0"/8'10")

Double glazed window to rear, single panel radiator, storage cupboard.



Bedroom Two

3.48m x 3.28m (11'5" x 10'9")

Double glazed window to front, single panel radiator, cupboard housing hot water tank.

Bedroom Three

2.95m x 2.06m (9'8"/6'6" x 6'9")

Double glazed window to front, single panel radiator.

Externally

Gravelled area to front providing off road parking, side pedestrian access to an enclosed garden which is mainly laid to lawn. There is an additional parking area available across the road (more information available on request).



Services

We are advised that all mains services are connected.

Tenure

Freehold

Council Tax

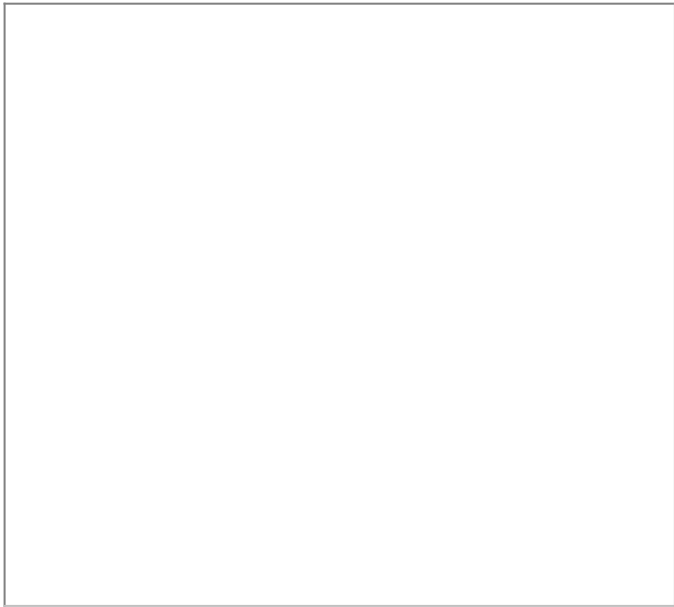
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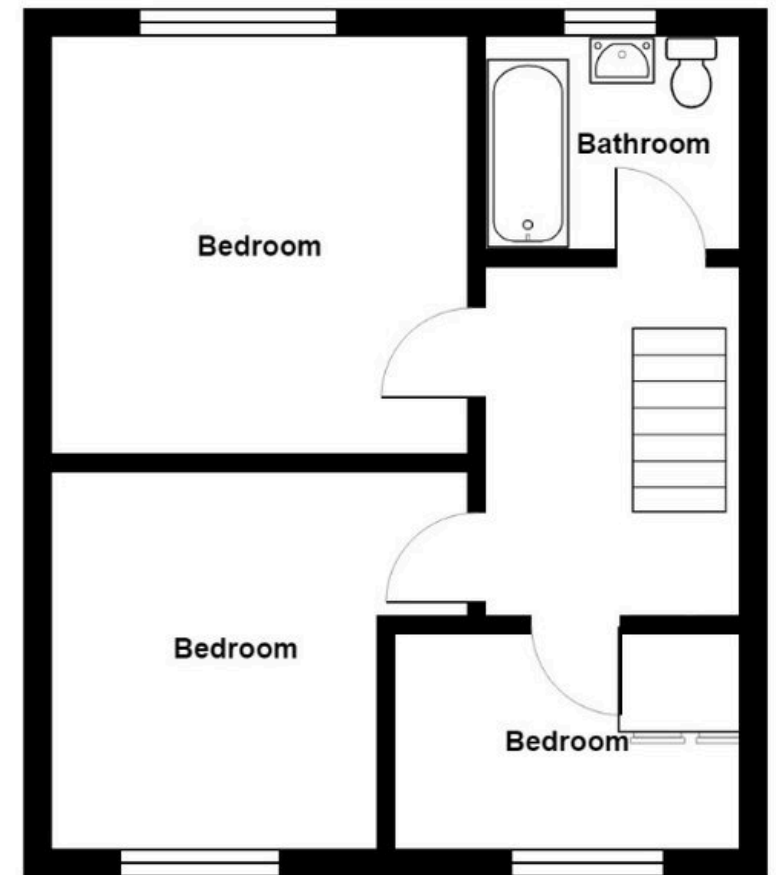
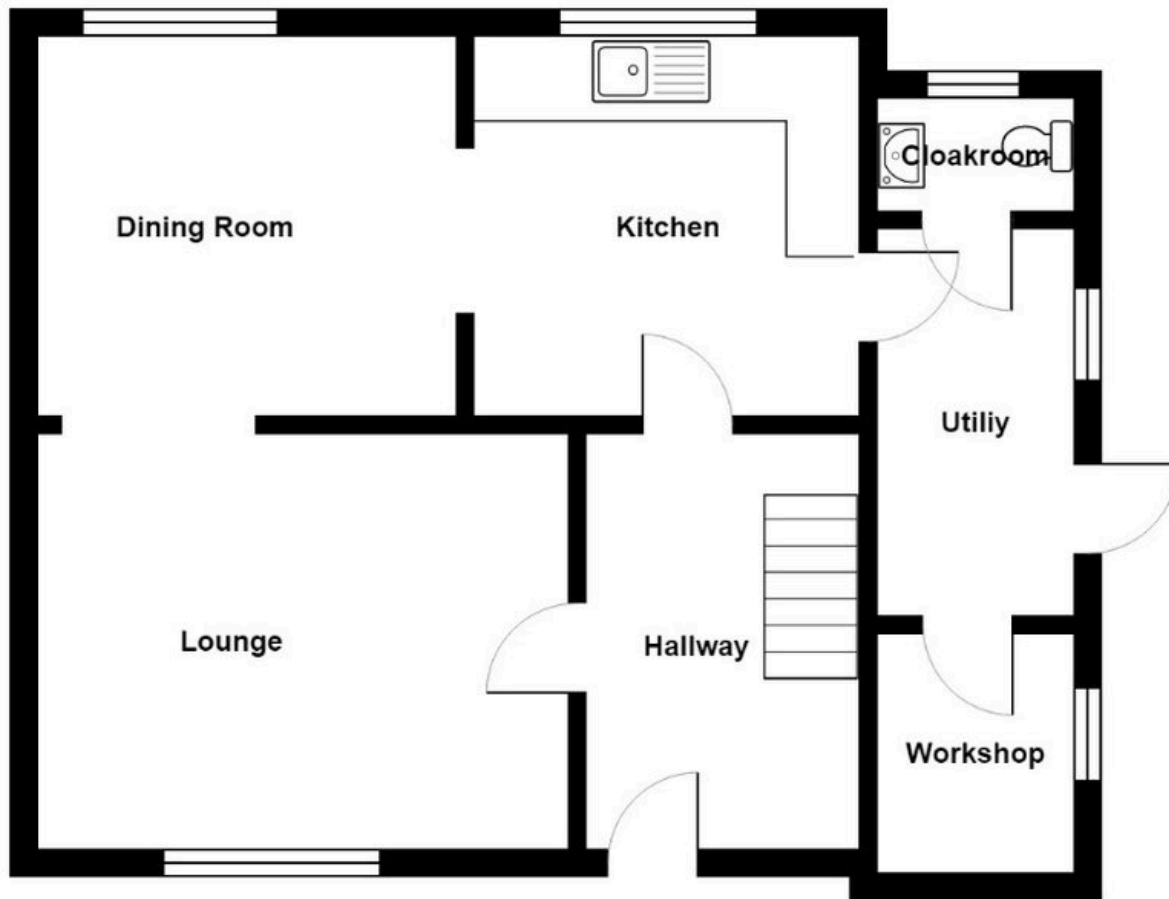
Directions

From our office proceed to the traffic lights and turn right onto Wind Street. Proceed straight through the roundabout onto the villages of Penybanc and Tycroes. Turn left into Brynhafod where the property will be located on your 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