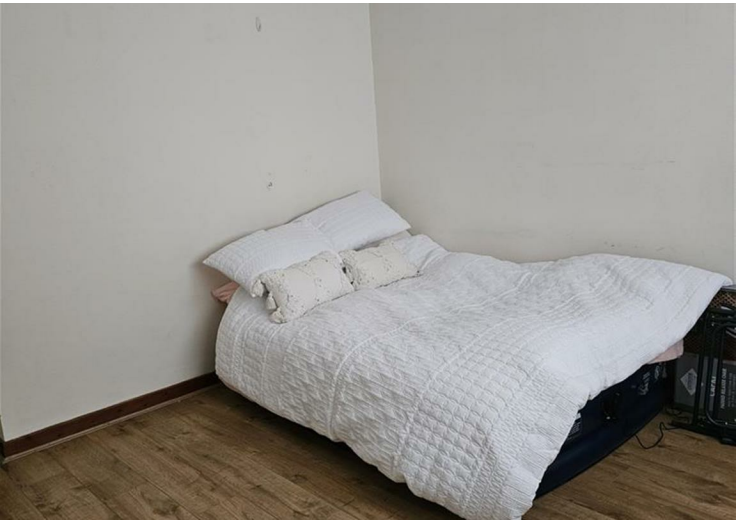
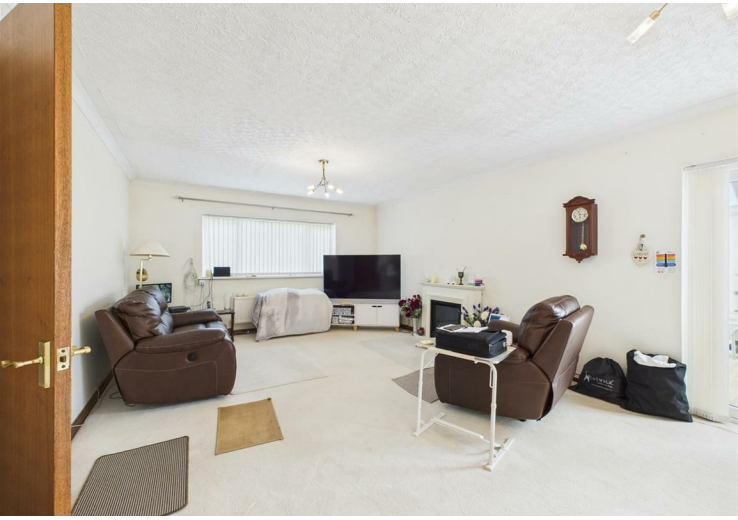




Energy Efficiency Rating		Score	Notes
Very energy efficient: lower running costs 91-100 A 81-90 B 69-80 C 55-68 D 39-54 E		63	7
Not energy efficient: higher running costs			
England & Wales EU Directive Energy Labeling Directive Environmental Impact (CO₂) Rating			
Very environmentally friendly: lower CO₂ emissions 10-15 A 16-20 B 21-25 C 26-30 D 31-35 E		57	6
Not environmentally friendly: higher CO₂ emissions			
England & Wales EU Directive Energy Labeling Directive			



Celebrating
30 Years
of Business



Located in popular village of Tycroes that offers good links to the M4 corridor we have for sale this traditionally built, detached split-level bungalow. An individual designed bungalow that really stands out on Pontardulais Road is ready to welcome all you lucky viewers, so come see for yourself what's behind the door of number 37 Pontardulais Road. EPC RATING TBC. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, cloakroom, lounge/diner, conservatory, kitchen, bathroom, three bedrooms-master bedroom having an en-suite shower room. Externally, an enclosed frontage which is laid to lawn with mature shrubs and plants, driveway to the side that offers off-road parking that leads to the rear low-maintenance patio garden and detached garage.

Tycroes offers a variety of facilities including Primary school, places of worship, general stores, post office, rugby club, and public houses. It is approximately a mile to the town of Ammanford which provides a good range of amenities together with the rail link on the 'Heart of Wales' line. The country administrative town of Carmarthen is approximately 15 miles away, and the M4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and is also the main route to the rest of the county.



..AGENTS VIEWING NOTES

ENTRANCE HALL

CLOAKROOM

KITCHEN

9'9" x 11'3" (2.97 x 3.44)

LOUNGE

23'6" x 13'11" (7.17 x 4.25)

LOUNGE/DINNING AREA

BEDROOM 1

11'5" x 13'8" (3.49 x 4.16)

ENSUITE

5'11" x 6'10" (1.80 x 2.09)

BEDROOM 2

11'9" x 11'10" (3.57 x 3.60)

BEDROOM 3

13'8" x 7'10" (4.17 x 2.39)

BATHROOM

7'3" x 7'10" (2.22 x 2.39)

EXTERNALLY

DIRECTIONS

GENERAL INFORMATION

IMPORTANT NOTICE

DRAFT

OWNER'S CONFIRMATION



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.