We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

TAKE ON AJS/SC/0725/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

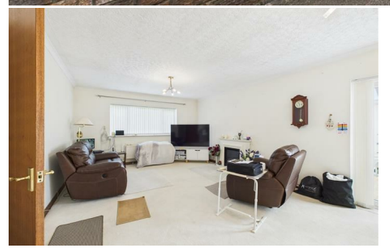
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

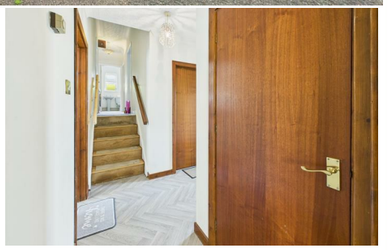
*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk
TELEPHONE: 01269 596659



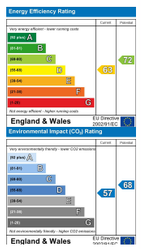
01269 596659
www.westwalesproperties.co.uk





## 37 Pontardulais Road, Tycroes, Ammanford, Carmarthenshire, SA18 3QD

- Detached, Split-level Bungalow
- Three Bedrooms
- Cloakroom, Bathroom and En-suite Shower Room
- Spacious Lounge & Conservatory
- Driveway & Garage
- Low-maintenance Enclosed Rear Patio Garden
- Village Location Close to M4 Links
- Must Vew!
- EPC RATING TBC. COUNCIL TAX BAND D.

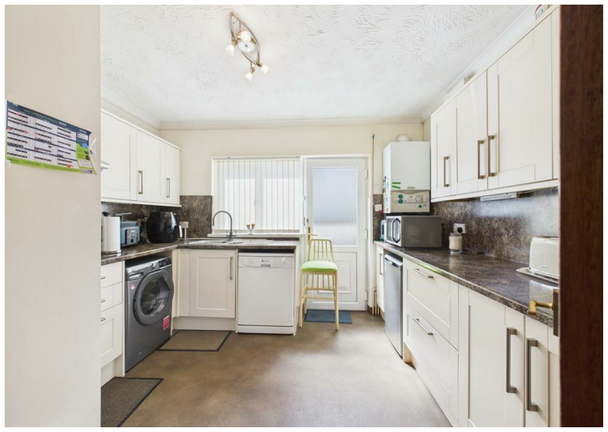


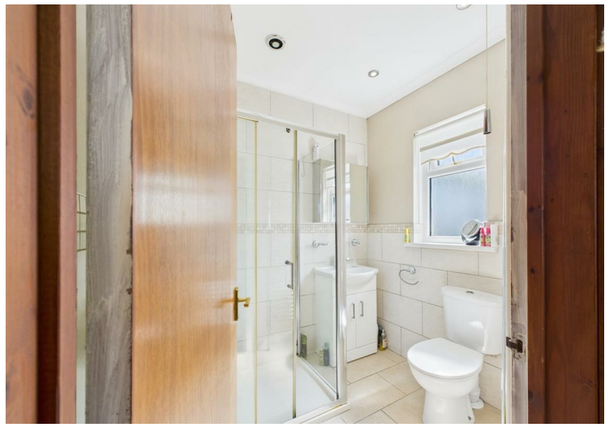

## Price £294,950

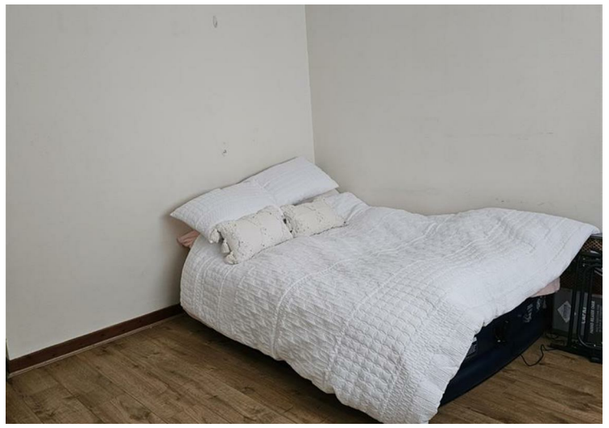
*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

***The Agent that goes the Extra Mile***







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.