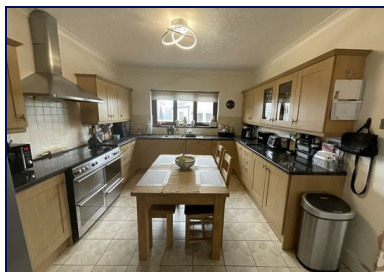


32 Tycroes Road, Tycroes, Ammanford, Carmar, SA18 3NT



Asking price £299,995



- Spacious Detached House
 - 4 Double Bedrooms
 - Lounge & Dining Room
 - Kitchen & Utility Room
- Side parking/Level Enclosed Rear Garden
- Gas Central Heating & uPVC Double Glazing
 - Village Location
 - Freehold
- Council Tax band - C/ EPC TBC
- VIEWING RECOMMENDED

Mallard
chartered surveyors • estate agents • lettings

Proudly supporting
maggie's



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Also at Llanelli, Tel: 01554 777007 E: llanelli@mallard-properties.co.uk



RICS



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PROTECTED

Mallard has pleasure in offering For sale this Extremely Spacious Detached House located within the small village of Tycroes, convenient to Ammanford Town Centre and the M4 Motorway. The village offers a supermarket, chip shop, hairdresser, pizza shop and primary school with further shopping and leisure facilities approximately 2 miles away in Ammanford. The accommodation comprises entrance hall, lounge, dining room, kitchen, utility room and cloakroom on the ground floor with four double bedrooms and family bathroom located on the first floor. Externally there is side parking leading to a level enclosed rear garden with block built outbuilding. The property benefits from gas central heating and uPVC double glazing. The property is Freehold. Council Tax Band - C. EPC - TBC VIEWING RECOMMENDED.

Ground Floor

Enclosed forecourt at the front leading to front entrance porch.

Entrance Porch

With tiled floor and door leading into.....

Entrance Hall

With stairs to first floor, radiator and oak flooring.



Lounge

21'7" x 9'10" (6.6 x 3.0)

With oak flooring, feature fireplace, radiator, coved ceiling, double doors leading to the kitchen and window to the front of the property.



Dining Room

21'3" x 9'10" (6.5 x 3.0)

With oak flooring, radiator, coved ceiling and windows to the front, rear and side of the property.



Kitchen

13'9" x 11'5" (4.2 x 3.5)

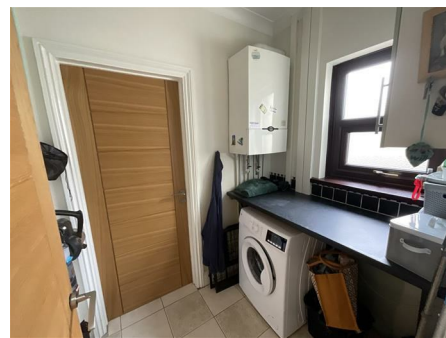
With a range of base and wall units, 7 burner gas range, stainless steel single drainer sink unit with mixer taps, extractor fan, integrated dishwasher, radiator, coved ceiling, part tiled walls, tiled floor and window to the rear of the property.



Utility Room

6'6" x 4'11" (2.0 x 1.5)

With base units, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, coved ceiling, tiled floor and window to the side of the property.



Cloakroom

With low level flush WC, pedestal wash hand basin, coved ceiling, tiled floor and window to the rear of the property.

First Floor

Landing with hatch to roof space.

Bedroom 1

14'1" x 18'4" (4.3 x 5.6)

With oak flooring, radiator, coved ceiling and window to the rear of the property.



Bedroom 2

10'9" x 9'10" (3.3 x 3.0)

With oak flooring, fitted wardrobes, radiator, coved ceiling and window to the side of the property.



Bedroom 3

11'5" x 11'1" (3.5 x 3.4)

With radiator, coved ceiling and window to the front of the property.



Bedroom 4

13'5" x 11'1" (4.1 x 3.4)

With radiator, coved ceiling and windows to the front of the property.

Family Bathroom

9'10" x 6'6" (3.0 x 2.0)

With low level flush WC, vanity unit with wash hand basin, bath, corner shower cubicle, radiator, part tiled walls and window to the rear of the property.



External

Front

With enclosed front forecourt with path leading to front entrance and side parking area.

Rear

With enclosed level rear garden mostly paved with raised flower beds, outbuilding (8.0 x 3.6) with electricity connected.



Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C

TENURE

THE PROPERTY IS FREEHOLD

NOTE

All photographs have been taken with a wide angle lens.

NOTE

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

FACEBOOK

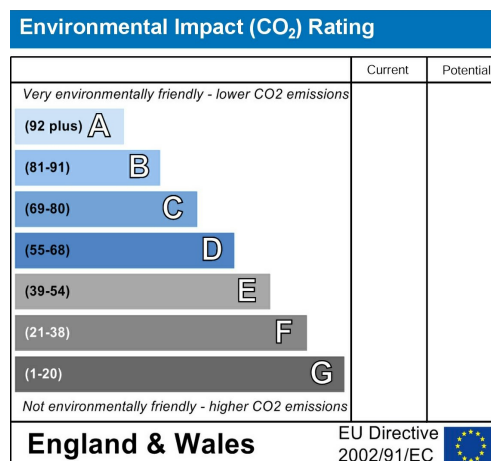
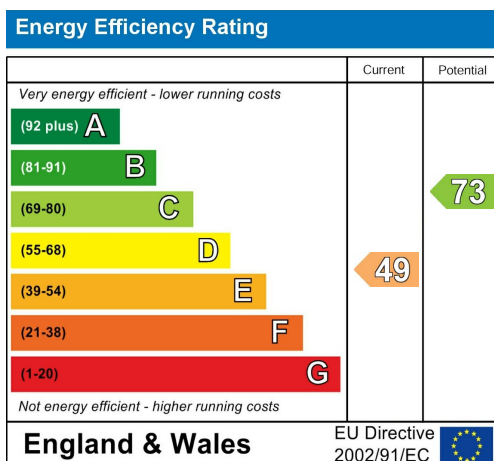
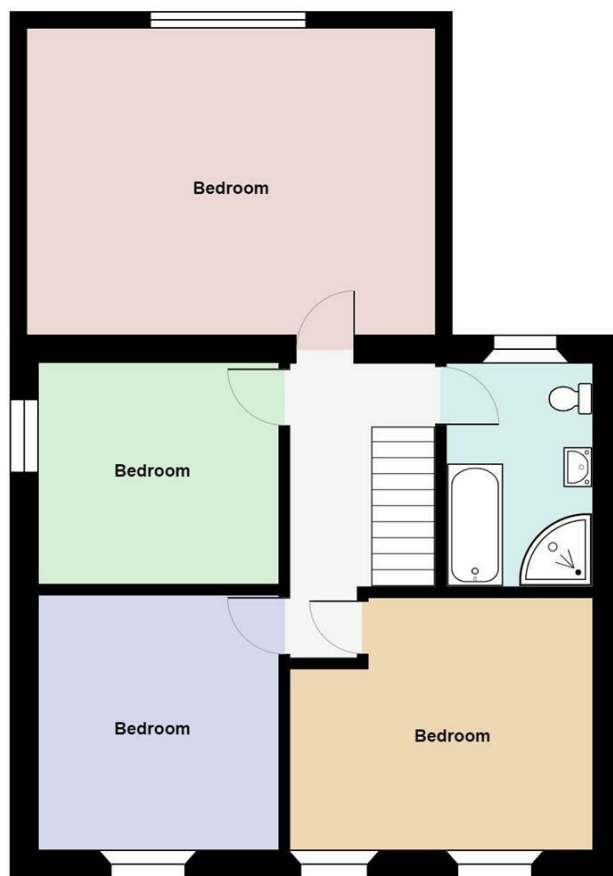
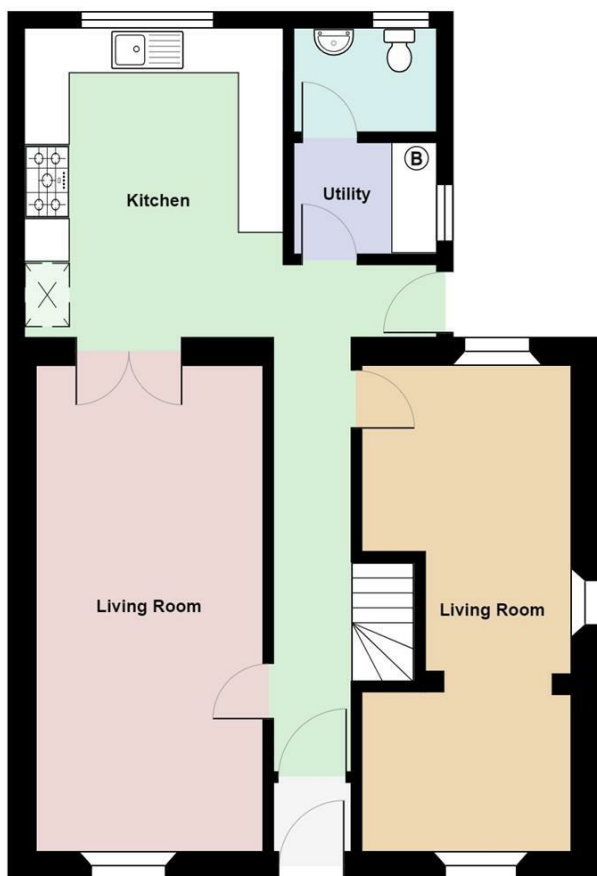
Follow us on facebook, [www.facebook.com/Mallard Estate Agent](http://www.facebook.com/MallardEstateAgent).

VIEWINGS

By appointment with the selling agent on 01269 597949 or email ammanford@mallard-properties.co.uk

Directions

Leave Ammanford along Wind Street and continue straight through the traffic lights signposted M4. Continue for approximately 3 miles, passing through the small village of Penybanc, on reaching Tycroes go past the Mountain Gate then take the second turning left into Tycroes Road and the property can be located on the left hand side and identified by our For Sale board.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.