



### **3 Lllys Tir Nant, Tycroes, Ammanford, SA18 3PS**

**Offers in the region of £365,000**

We are delighted to offer for sale this well presented modern bungalow. The bungalow is located on a new development on the edge of the village of Tycroes which offers a Post office and general store, a chemist and Primary School. The M4 motorway is approximately 3 miles distant and Ammanford town centre, with its wider range of amenities is only 2 miles away.

Accommodation comprises porch, entrance hall, lounge, kitchen, utility room, 3 bedrooms one with en suite and main bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

## Porch

2'11" x 5'0" (0.89 x 1.53)

with tiled floor and uPVC double glazed entrance door to

## Entrance Hall

with hatch to roof space, airing cupboard with wall mounted gas boiler providing domestic hot water and central heating, solar panel manifold, tiled floor, 2 radiators and coved ceiling.

## Lounge

14'1" x 13'7" (4.30 x 4.16)



with wood floor, radiator, coved ceiling and uPVC double glazed French doors to rear with fitted shutter blinds.

## Kitchen

10'2" x 16'3" (3.11 x 4.96)



with range of fitted base and wall units (Sigma 3), one and a half bowl sink unit with waste disposal and monobloc tap, Neff induction hob with extractor over, built in

double oven, integrated automatic dishwasher, Quartz work surface, under counter lights and plinth lights, tiled floor, radiator, downlights and uPVC double glazed window and French doors to rear.

## Utility

10'4" x 5'7" (3.17 x 1.71)



with range of fitted base and wall units, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, tiled floor, radiator and uPVC double glazed door to rear.

## Bedroom 1

9'3" x 13'5" (2.82 x 4.11)



with fitted wardrobes, radiator and uPVC double glazed window to rear with fitted shutters.

### En Suite

9'2" x 5'6" (2.80 x 1.68)



with low level flush WC, vanity wash hand basin with cupboards under, double shower enclosure with mains dual head shower, tiled floor, tiled walls, heated towel rail, extractor fan, downlights and uPVC double glazed window to front.

### Bedroom 3

12'5" x 8'5" (3.80 x 2.57)



with radiator, coved ceiling and uPVC double glazed window to front with fitted shutter blinds.

### Bedroom 2

12'2" x 9'9" (3.73 x 2.98)



with radiator and uPVC double glazed window to front with fitted shutter blinds

### Bathroom

10'2" x 6'11" (3.12 x 2.13)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, shower cubicle with mains dual head shower, tiled walls, tiled floor, extractor fan, shaver point, heated towel rail, downlights and uPVC double glazed window to rear.

## Outside



with gravelled garden to front, side pedestrian access to rear garden, tarmac drive with gated access to side leading to rear garden and covered paved patio area, flower beds, gravelled areas and lawned garden.

## Garage

19'10" x 9'10" (6.05 x 3.01)

with electric up and over door, power and light connected and uPVC double glazed door to side.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband Speed : Ultrafast download

1800 Mbps, upload 220 Mbps

Mobile coverage: Vodafone :- 83%, EE :-

76%, 3 :- 74%, o2 :- 61%

Owned Solar Panels

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low from river, surface water and small watercourses

Rights and Easements:

Restrictions:

## NOTE

All internal photographs are taken with a wide angle lens.

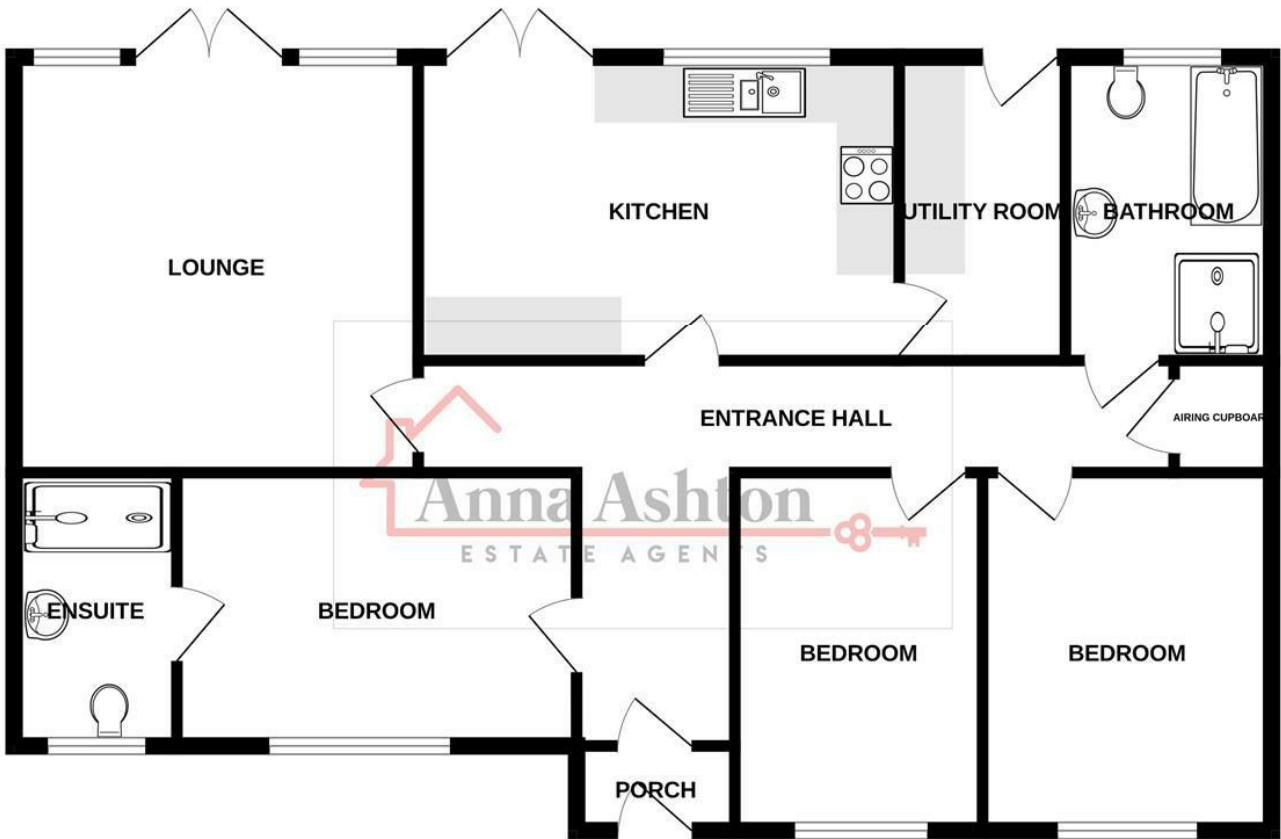
## Council Tax

Band D

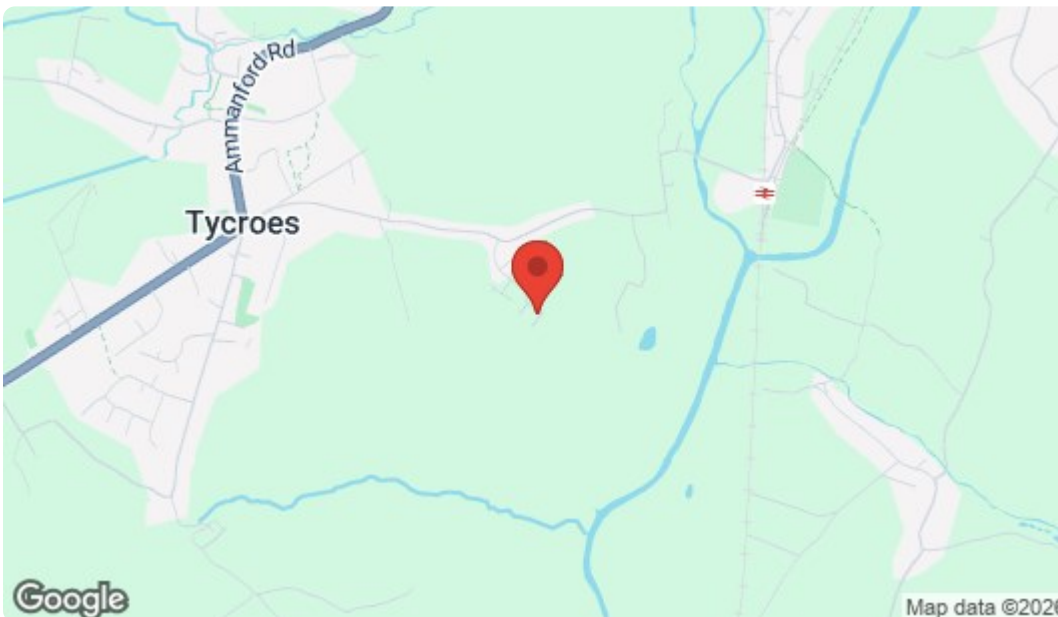
## Directions

Leave Ammanford on Wind Street and continue over the roundabout. Bear left into New road and follow the road through Pantyffynnon and Mill Terrace. Climb the hill then turn left into Fforest fach. Turn second right into Llys Tirnant and the property can be found on the left-hand side.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.