



**56 Ammanford Road, Tycroes, Ammanford, SA18 3QN**

**Offers in the region of £189,000**

A detached house in need of renovation situated in the village of Tycroes, close to local amenities, 2 miles from Ammanford town centre and within easy access of the M4 motorway. Accommodation comprises entrance hall, sitting room, lounge, kitchen, 3 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing, off road parking and front, side and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor.

## Sitting Room

8'7" x 10'9" (2.62 x 3.28)



with radiator and uPVC double glazed window to front.

## Lounge

17'5" x 10'4" (5.33 x 3.17)



with fireplace, 2 radiators and uPVC double glazed window to front and side.

## Rear Hall

4'10" x 2'11" (1.49 x 0.90)

with under stairs cupboard and uPVC double glazed door to rear.

## Kitchen

8'6" x 10'11" (2.60 x 3.34)



with range of fitted base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, part tiled walls, radiator and uPVC double glazed window to rear.

## First Floor

## Landing

with hatch to roof space, radiator and uPVC double glazed window to rear.

## Bedroom 1

10'3" x 10'11" (3.13 x 3.34)



with radiator and uPVC double glazed window to rear.

## Bedroom 2

7'1" x 16'11" (2.17 x 5.16)



with 2 radiators and 2 uPVC double glazed windows to front.

## Bedroom 3

10'6" x 8'1" (3.22 x 2.48)



with radiator and uPVC double glazed window to front.

## Shower Room

6'8" x 8'0" (2.04 x 2.44)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, radiator and uPVC double glazed window to rear.

## Outside



with lawned garden to front and side, side drive leading to off road parking and rear patio and lawned garden.

## Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: EE:76% Vodafone: 83%

3: 74% o2: 61%

## ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low aspects in all areas.

Rights and Easements: "To to erect within 3 months of the date hereof stock proof fence along the boundaries marked "T" on the plan annexed hereto and forever thereafter to maintain the same and (b) to utilise the property hereby conveyed as a private dwellinghouse only".

Restrictions: NONE

### **Council Tax**

Band C

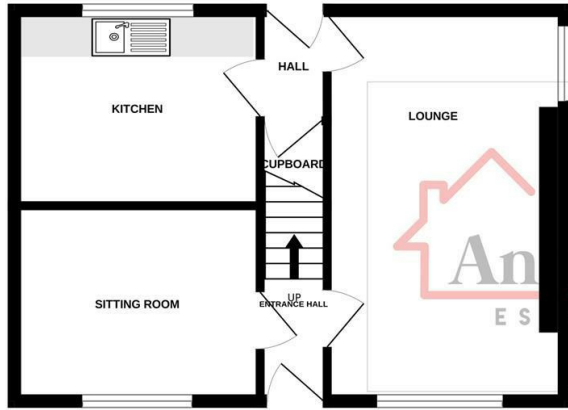
### **NOTE**

All internal photographs are taken with a wide angle lens.

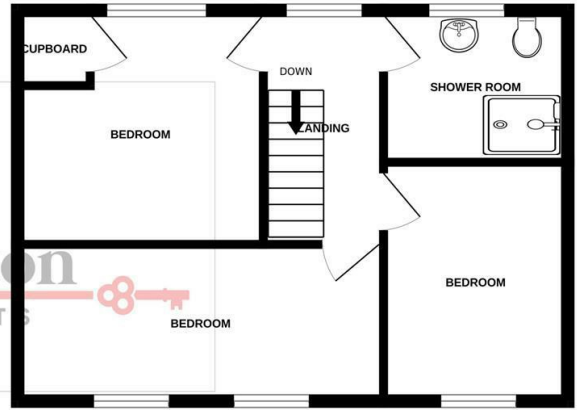
### **Directions**

Leave Ammanford on Wind street and proceed straight through the traffic lights, follow the road for approximately 2 miles and the property can be found on your left hand side, identified by our For Sale board.

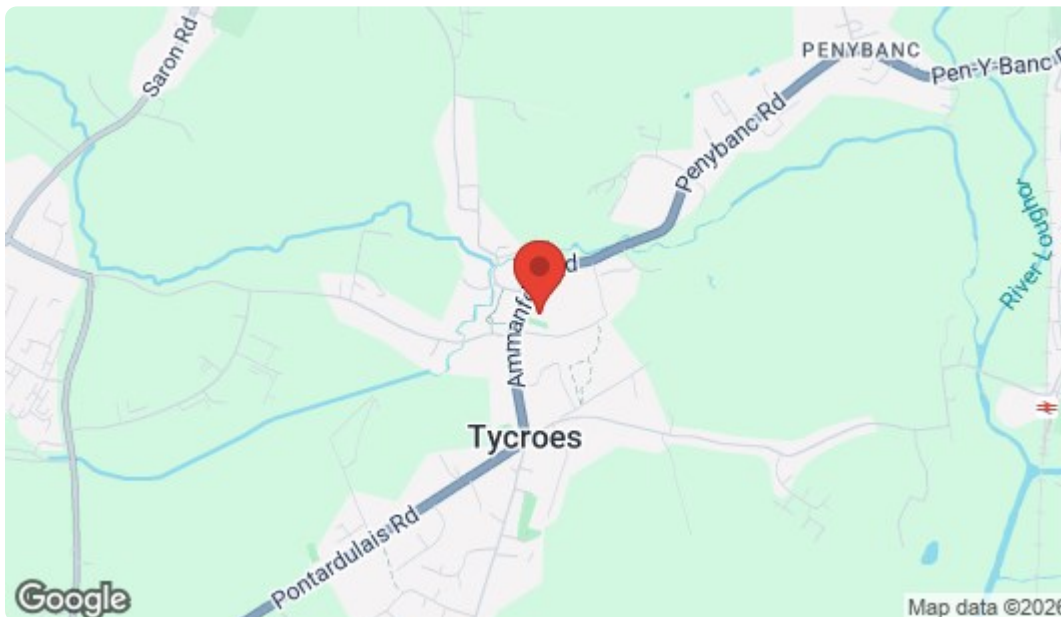
GROUND FLOOR



1ST 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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>55</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.