



**32 Pontardulais Road, Tycroes, Ammanford, SA18 3QD**

**Offers in the region of £296,000**

A detached house set within the village of Tycroes close to local amenities, 2 miles from Ammanford town centre and 2 miles from the M4 motorway. Accommodation comprises entrance hall, lounge, sitting/dining room, kitchen, conservatory, utility room, 3 bedrooms one with ensuite and bathroom. The property benefits from Oil central heating, off road parking, front and rear gardens.

## Ground Floor

### Entrance hall

with coved ceiling

### Sitting/Dining Room

20'0"(red 9'7") x 22'6" (6.11(red 2.93) x 6.86)



with radiator, coved ceiling and two uPVC double glazed windows to front

### Lounge

21'3" x 13'5" (6.50 x 4.11 )



with feature fireplace, two radiators, coved ceiling and uPVC double glazed windows to front and rear

### Kitchen

12'9" x 20'1" (3.91 x 6.14 )



with base and wall units, display cabinets, stainless steel sink unit with monobloc taps, 4 ring gas hob with extractor over,

integrated oven, part tiled walls, radiator, coved ceiling and uPVC double glazed window to rear and door

### Utility

6'11" x 8'7" (2.13 x 2.64 )

with vanity wash hand basin, tiled walls, tiled floor, radiator, low level flush WC, window to rear

### Conservatory

6'9" x 8'10" (2.07 x 2.71 )



with radiator and single glazed wooden window to rear and sliding door

## First Floor

### Landing

with hatch to roof space, radiator, coved ceiling and stained glass window to rear

### Bedroom 1

10'2" x 18'9" (3.11 x 5.74)



with radiator, coved ceiling and uPVC double glazed window to rear

## Ensuite

8'9" x 6'7" (2.68 x 2.03 )



with low level flush Wc, vanity wash hand basin, walk in shower with shower mains, radiator, extractor fan, and uPVC double glazed velux window to side

## Bedroom 2

12'4" x 11'0" (3.76 x 3.36 )



with radiator, coved ceiling and uPVC double glazed window to front and door to balcony

## Bedroom 3

8'1" x 13'6" (2.47 x 4.12 )



with radiator, coved ceiling, uPVC double glazed window to front and sliding door to eaves storage

## Bathroom

4'10" (inc 10'1") x 8'11" (red 4'1") (1.49 (inc 3.08) x 2.72 (red 1.27))



with low level flush WC, vanity wash hand basin, panelled bath with mixer taps, tiled walls, extractor fan, radiator and uPVC double glazed window to rear

## Outside

with gravelled area and brick paved drive to front, side access to rear garden with brick paved area, steps down to gravelled garden, artificial grass area and pond with bridge over

## Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage: Mains

Heating:Oil

Broad Band Speed: Download 1800 Mbps, Upload 220Mbps

Mobile coverage: Vodafone- 83% EE- 76%

Three-74% O2-61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very Low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements: not registered

Restrictions: not registered

## Council Tax

Band E

## NOTE

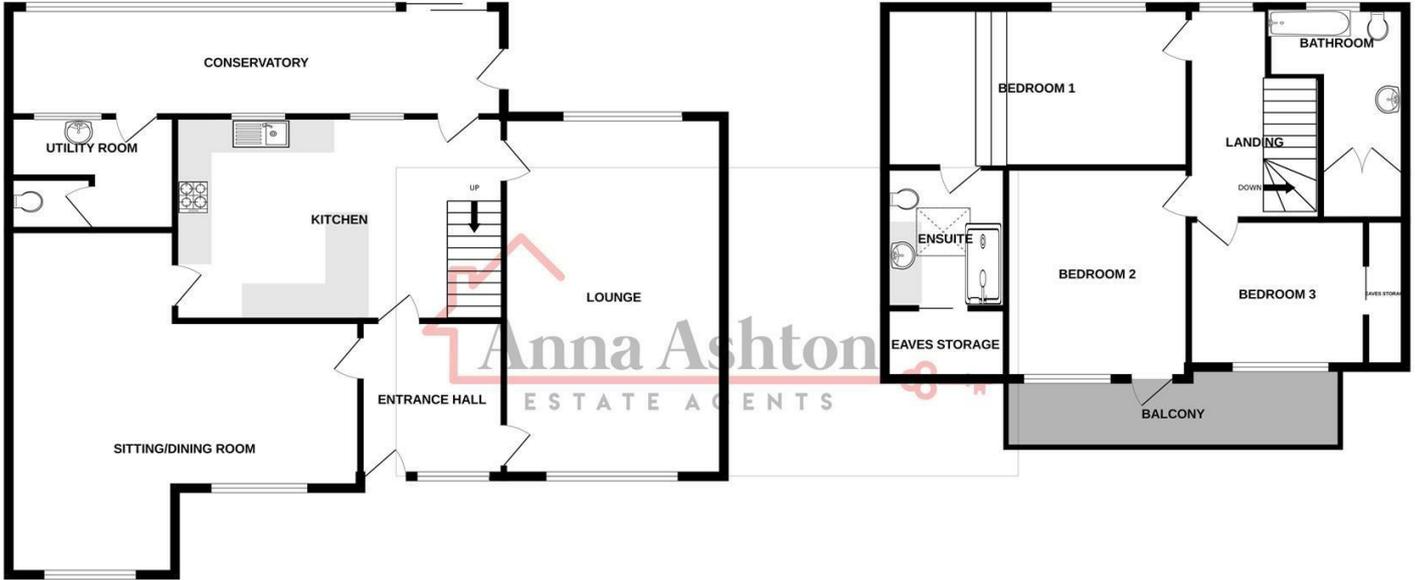
All internal photographs are taken with a wide angle lens.

**Directions**

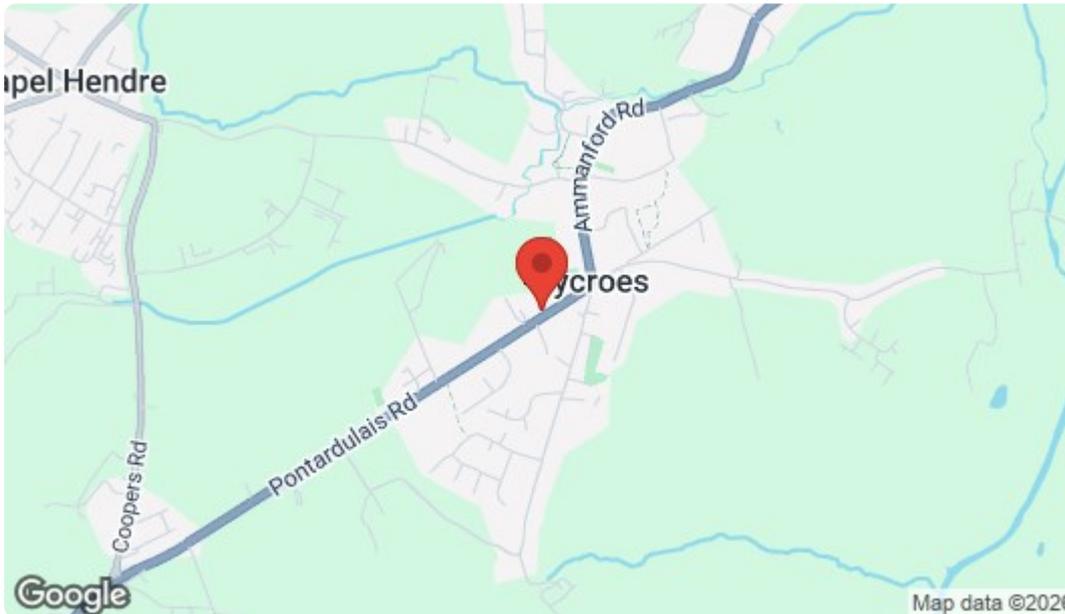
Leave Ammanford on Wind Street and travel 2 miles to the village of Tycroes. Proceed up the hill and the property can be found on the right hand side, just before the school and identified by our For Sale board.

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>		
(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 energy efficient - higher running costs		
		<b>73</b>
	<b>53</b>	
<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.