



## 66 Tycroes Road, Tycroes, Ammanford, SA18 3NS

**Offers in the region of £369,950**

Nestled on Tycroes Road in the village of Tycroes, Ammanford, this well-presented detached bungalow offers a delightful blend of comfort and convenience. With three spacious bedrooms, one of which boasts an en suite bathroom, this property is perfect for families or those seeking a peaceful retreat.

The bungalow features a welcoming reception room, ideal for relaxing or entertaining guests. The surrounding gardens provide a lovely outdoor space, perfect for enjoying the fresh air or tending to your plants. Additionally, the property benefits from off-road parking and a garage, ensuring that your vehicles are secure and easily accessible.

This home is not only practical but also offers a serene lifestyle in a friendly community. With its thoughtful layout and attractive features, this bungalow is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. Don't miss the chance to make this charming property your own.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall



with built in cupboard, hatch to roof space, wood floor, 4 wall lights, radiator and coved ceiling.

### Lounge

19'9" x 11'10" (6.02 x 3.63)



with electric fire in feature surround, 2 wall lights, 2 radiators, coved ceiling and 2 uPVC double glazed windows to front and side.

### Bedroom 1

12'0" x 11'1" (3.66 x 3.39)



with built in wardrobe, radiator, textured and coved ceiling and uPVC double glazed window to front.

## En Suite

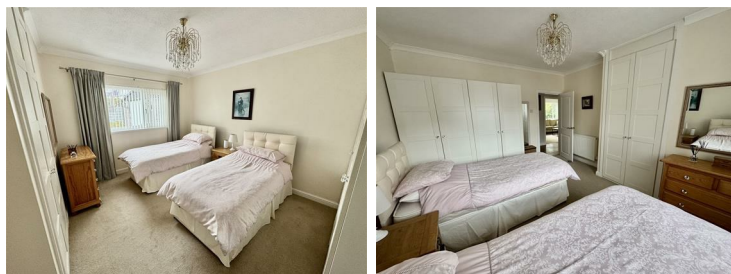
3'10" x 9'6" (1.19 x 2.90)



with low level flush WC, pedestal wash hand basin, shower enclosure with electric shower, tiled floor, tiled walls, heated towel rail, extractor fan and uPVC double glazed window to side.

### Bedroom 2

11'11" x 14'0" (3.64 x 4.28)



with built in wardrobe, free standing wardrobe, radiator, textured and coved ceiling and uPVC double glazed window to side.

### Bedroom 3

10'0" x 13'11" (3.06 x 4.25)



with free standing wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Kitchen

10'6" x 17'3" max (3.22 x 5.26 max)



with range of fitted base and wall units, display cabinets, one and half bowl sink unit with monobloc tap, 4 ring gas hob with extractor over, built in oven, integrated automatic washing machine, integrated automatic dishwasher, integrated fridge freezer, breakfast bar, part tiled walls, tiled floor, upright radiator, coved ceiling and uPVC double glazed window and door to rear.

## Bathroom

5'4" x 11'11" (1.63 x 3.64)



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

## Separate WC

3'11" x 8'2" (1.20 x 2.50)



with low level flush WC, vanity wash hand basin with cupboards under, heated towel rail, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window to side.

## Outside



with lawned garden to front and side with mature shrubs and trees, off road parking for several cars leading to detached garage with up and over door and power connected. Side access either side of the property to enclosed rear garden with paved patio, steps up to lawned garden with mature shrubs and trees.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

## NOTE

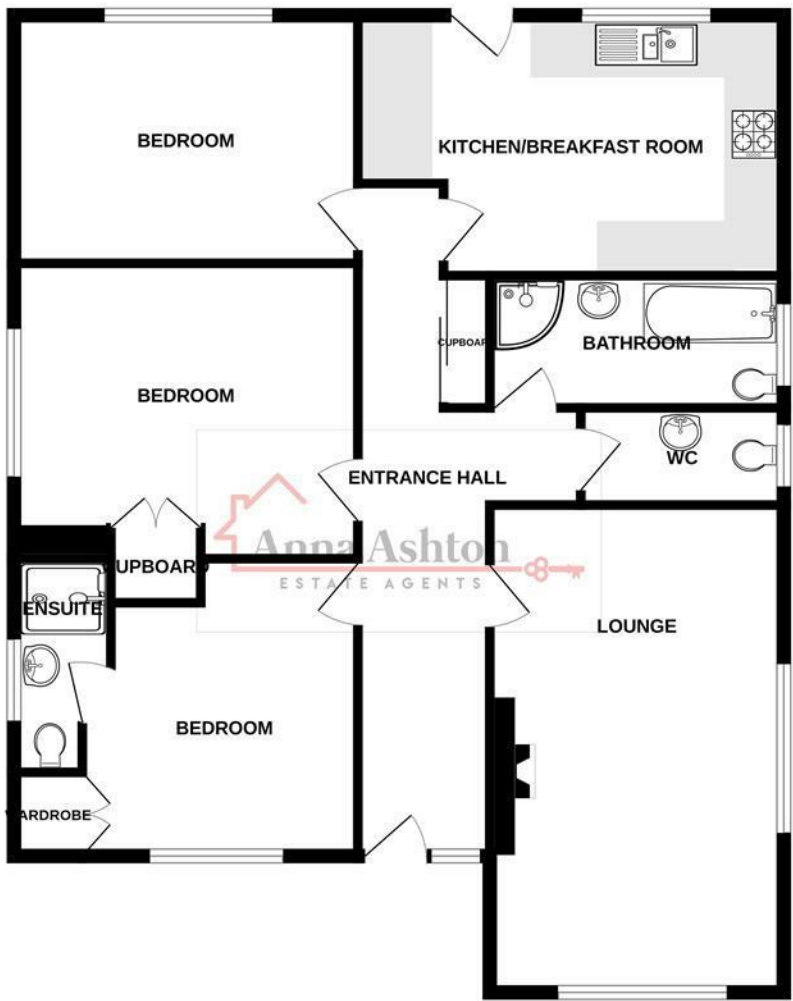
All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on Wind Street, proceed through the traffic lights and travel approximately 2 miles to the village Tycroes. Turn left into Tycroes Road, proceed down the hill and the property can be found on the left hand side, identified by our For Sale board.



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		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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