



**Ambleside Pontardulais Road, Tycroes, Ammanford, SA18 3RE**

**Offers in the region of £315,000**

- Detached Bungalow
- 2 receptions rooms
- uPVC double glazing
- 3 Bedrooms
- LPG gas
- Wrap around garden

## Ground floor

### Entrance hall

with, radiator, textured and covered ceiling and built in cupboard

### Lounge

15'3" x 10'8" (4.65 x 3.26)



with electric fireplace, radiator, textured and covered ceiling and uPVC double glazed window to front

### Sitting Room

15'3" x 10'8" (4.65 x 3.26 )



with radiator, covered and textured ceiling and uPVC double glazed sliding door to rear

## Kitchen

15'3" x 12'5" (4.65 x 3.79)



with base and wall units, display cabinets, one and a half bowl sink unit with monobloc taps, 4 ring gas hob with extractor over and oven under, part tiled walls, tiled floor, radiator, textured and covered ceiling and uPVC double glazed window to rear

## Utility

11'2" x 6'11" (3.42 x 2.11)



with wall mounted boiler, textured and covered ceiling, hatch to roof space, tiled floor, plumbing for automatic washing machine and uPVC double glazed window to rear

## WC

5'9" x 3'1" (1.76 x 0.94 )



with low level flush WC, vanity wash hand basin, textured and covered ceiling, uPVC double glazed window to rear and radiator

## Bedroom 2

12'4" x 10'0" (3.77 x 3.07 )



with covered and textured ceiling, radiator and uPVC double glazed window to rear

## Bedroom 1

10'9" x 14'4" (3.28 x 4.37)



with radiator, textured and covered ceiling and uPVC double glazed window to front

## Ensuite

9'0" x 3'1" (2.76 x 0.94 )



with low level flush WC, pedestal wash hand basin, step to enclosed shower with electric shower, part tiled walls, textured and covered ceiling

### Bedroom 3

10'9" x 8'3" (3.28 x 2.54)



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

### Bathroom

8'8" x 6'5" (2.66 x 1.96)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachments, shower enclosure with electric shower, part tiled walls, tiled floor, extractor fan, radiator, textured and coved ceiling and uPVC double glazed window to rear

### Outside



with wrap around lawned garden, outside tap and two sheds

### Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:LPG gas

Broad Band Speed:Download 1800 Mbps,  
Upload 220Mbps

Mobile coverage:Vodafone- 83%, EE76 %,  
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:

Restrictions:

### NOTE

All internal photographs are taken with a wide angle lens.

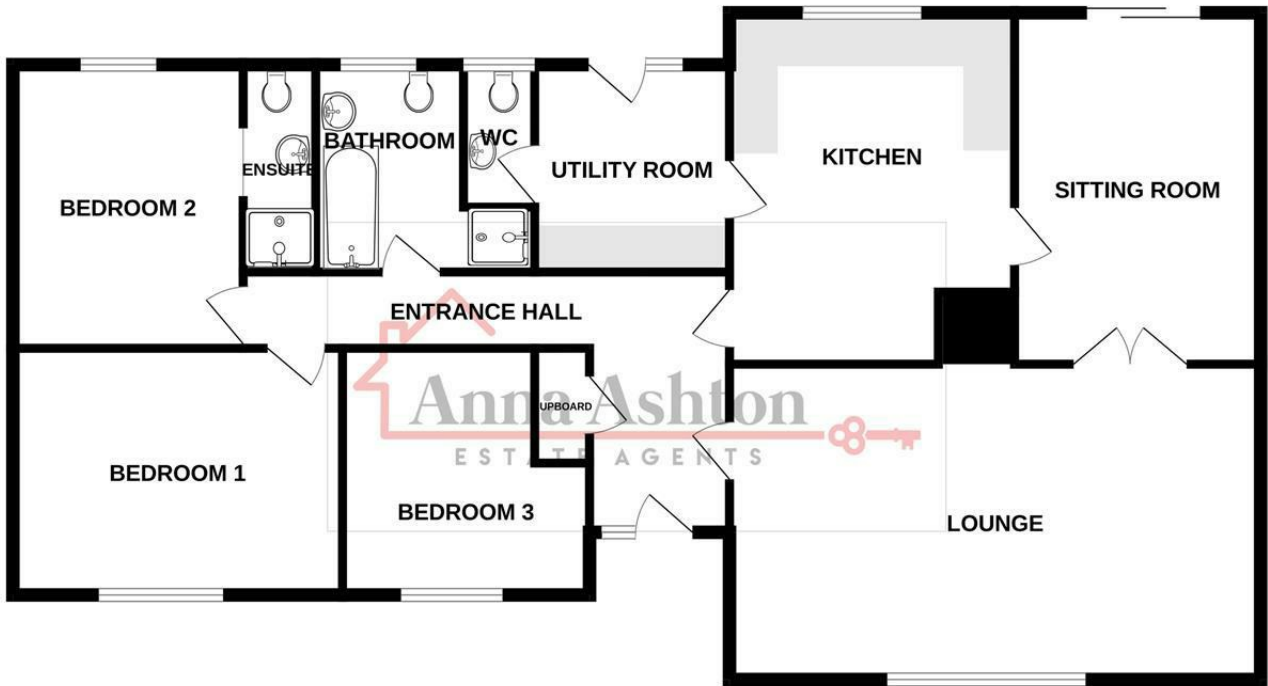
### Council Tax

Band E

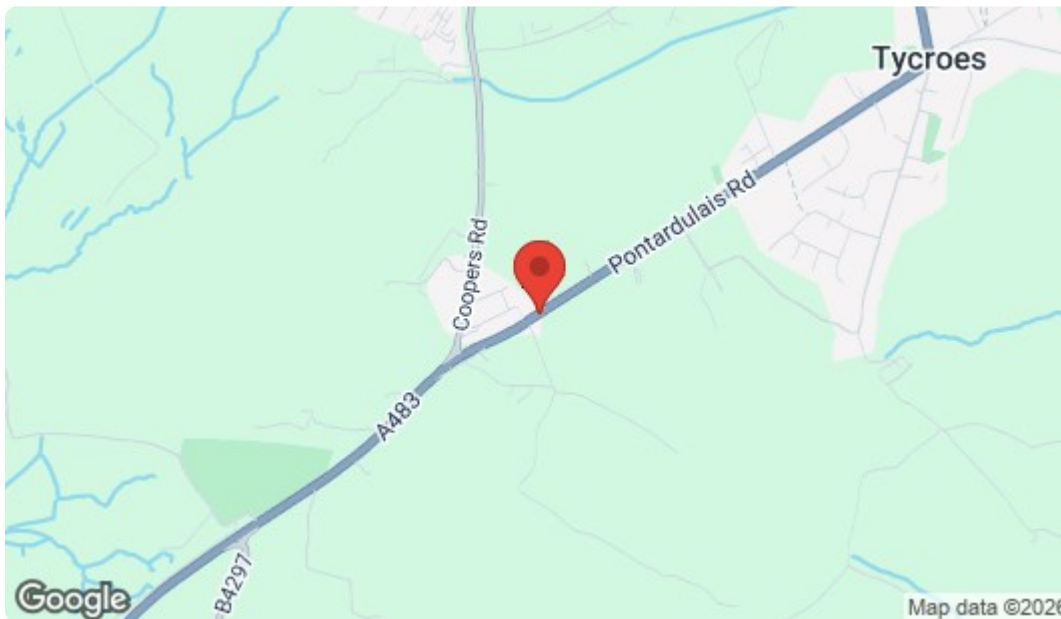
### Directions

Leave Ammanford on Wind Street and travel for approximately 2 miles to the village of Tycoes. Travel up the hill and turn right into Coopers Road, turn first right into Coopers and follow the road around to the right and the property can be found on the right 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	54
(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	

Please note:

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