



## 40 Brynhafod, Tycroes, Ammanford, SA18 3QH

**Offers in the region of £150,000**

A semi detached house set within an estate of similar style properties in the village of Tycroes, close to local amenities and within easy access of the M4 motorway. Accommodation comprises entrance hall, lounge, kitchen/diner, utility room, downstairs WC, store room, 3 bedrooms and bathroom. The property benefits from gas central heating, mostly uPVC double glazing and front and rear gardens.



## Ground Floor

uPVC double glazed Patio door to

### Porch

1'9" x 6'0" (0.55 x 1.85)

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and coved ceiling.

### Lounge

10'3" x 15'0" (3.14 x 4.59)



with fireplace, radiator, picture rail and uPVC double glazed window to front.

### Kitchen/Diner

8'7" inc to 9'8" x 21'4" (2.63 inc to 2.97 x 6.52)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, electric cooker point, plumbing for automatic washing machine, part tiled walls, radiator, coved ceiling and 2 uPVC double glazed windows to side.

## Utility

10'6" x 6'0" (3.22 x 1.83)



with radiator and uPVC double glazed window and door to side.

### WC

3'0" x 6'0" (0.93 x 1.85)

with WC and Aluminium window to rear.

### Store/Boiler Room

5'10" x 6'0" (1.80 x 1.83)



with wall mounted gas boiler providing domestic hot water and central heating and aluminium window to side.

## First Floor

### Landing

with hatch to roof space, coved ceiling and uPVC double glazed window to side.



### Bedroom 1

10'7" x 11'6" (3.24 x 3.53)



with built in cupboard, radiator and uPVC double glazed window to front.

### Bedroom 3

6'11" x 9'8" (2.12 x 2.97)



with radiator and uPVC double glazed window to front.

### Bedroom 2

9'9" x 14'4" (2.98 x 4.37)



with built in cupboard, radiator and uPVC double glazed window to rear.

### Shower Room

6'0" x 6'11" (1.85 x 2.13)



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

## Outside



with gravelled garden to front, side access to rear garden with outside tap, lawned garden and mature shrubs and trees.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band B

## NOTE

All internal photographs are taken with a wide angle lens.

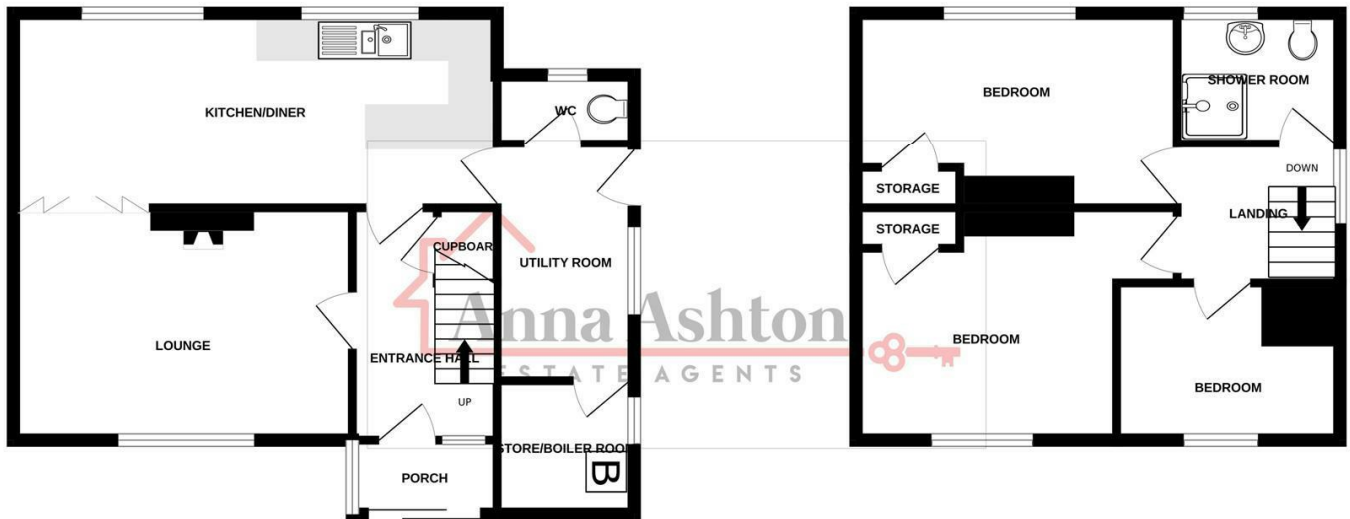
## Directions

Leave Ammanford on Wind Street and proceed straight over the roundabout. Travel for approximately 2 miles to the village of Tycroes then turn left into Brynhafod and the property can be found on the right hand side, identified by our For Sale board.

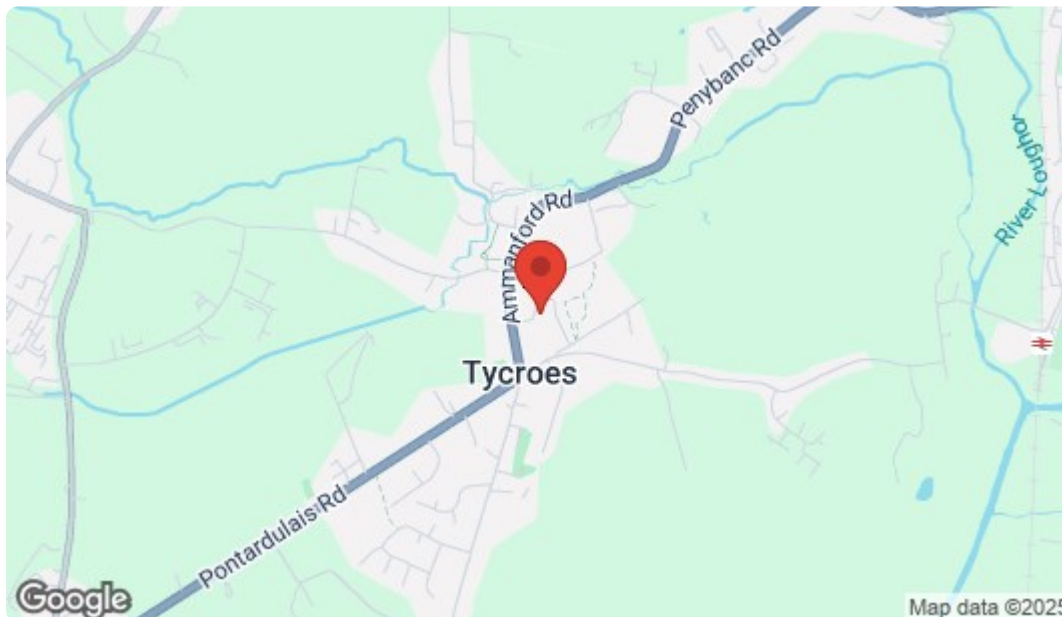


GROUND FLOOR

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) A		67	74
(81-91) B			
(69-80) C			
(55-68) D			
(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		67	74
(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.