



Llys Tirnant, Tycroes, Ammanford, SA18

Offers In Region Of £350,000



Calow Evans  
Estate Agents

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## Llys Tirnant, Tycroes, Ammanford, SA18

***NO UPPER CHAIN.***

A modern three/four bedroom bungalow with no upper chain located in the village of Tycroes conveniently located to the M4 Motorway. A lovely big kitchen/dining room fully equipped with integrated appliances, three bathrooms, gas fired central heating, driveway and garage.





### Entrance Hallway:

4.32m x 3.76m (14'2"/10'11" x 12'4")

Tiled floor, stairs to first floor, understairs storage cupboard, single panel radiator.

### Lounge:

4.57m x 3.81m (15'0" x 12'6")

Double glazed French doors to rear, double glass panel doors to kitchen, double panel radiator.

7.14m x 3.91m (23'5" x 12'10")

Two double glazed windows to rear, fitted with a range of wall and base units, eye level double oven and grill, gas hob with extractor fan over, breakfast bar, wine cooler, integrated fridge/freezer and dishwasher, 1½ bowl sink unit and draining board, downlighters, tiled floor, two double panel radiators.





### Utility Room:

3.86m x 1.91m (12'8" x 6'3")

Double glazed glass panel door to side, double glazed window to front, fitted with base units, single bowl sink unit and draining board, plumbing for washing machine, wall cupboard housing gas boiler providing domestic hot water and central heating, tiled floor, built in cupboard with tiled floor, double panel radiator.

### Shower Room:

Double glazed obscure window to front, WC, wash hand basin in vanity unit, shower enclosure with dual shower heads and tiled splashback, walls tiled to ceiling, double panel radiator.

### Bedroom Four/Study:

3.86m x 3.23m (12'8" x 10'7")

Double glazed window to front, double panel radiator.



### First Floor Landing:

3.81m x 3.61m (12'6" x 11'10")

Keylite window to front, built in cupboard, double panel radiator.

### Bedroom One:

5.03m x 3.23m (16'6"/15'1" x 10'7")

Double glazed window to front, double panel radiator.

### En-Suite:

3.2m x 2.31m (10'6" x 7'7")

Double glazed Keylite window to rear, WC, wash hand basin in vanity unit, shower enclosure with dual shower heads, walls tiled to ceiling, tiled floor, heated towel rail.



### Bedroom Two:

4.93m x 4.22m (16'2" x 12'10"/13'10")

Double glazed window to side, Keylite window, entrance to loft, double and single panel radiators.

### Bedroom Three:

3.76m x 3.89m (12'4" x 11'5"/12'9")

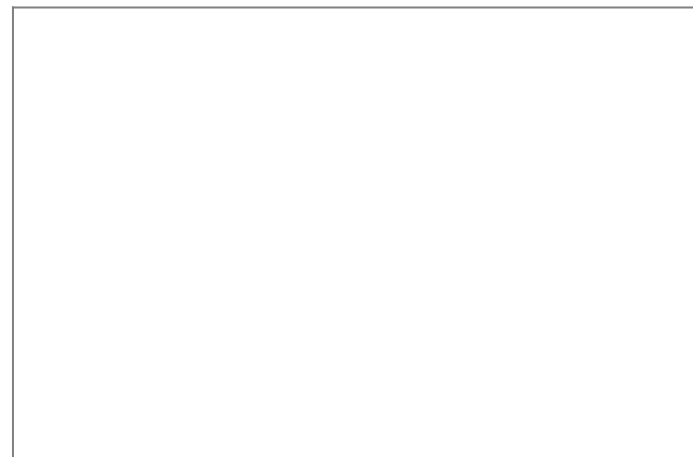
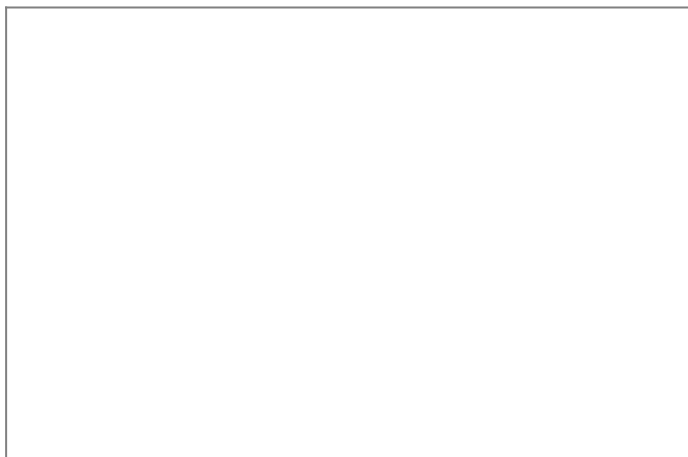
Double glazed window to front, double panel radiator.

### Bathroom:

3.76m x 2.64m (12'4"/9'4" x 8'8")

Keylite window to rear, tiled floor, suite comprises panelled bath with shower over and shower screen, wash hand basin in vanity unit, WC, walls tiled to ceiling, downlighters, heated towel rail.





## Externally:

A paved driveway leading to a single garage with up and over door, side pedestrian access to an enclosed side and rear garden mainly laid to lawn with paved patio and outside tap.

## Services::

We are advised all mains services are connected. Solar panels fitted.

## Tenure:

Freehold.

## Council Tax:

E.

## Directions:

From our office in Ammanford proceed to the traffic lights bearing right onto Wind Street. Take the second exit at the roundabout and proceed through the villages of Penybanc and Tycroes. After passing the mini supermarket in Tycroes take the next left turning on the sharp right hand bend and proceed in the direction of Pantyffynnon. Continue down the hill and when reaching the sharp left hand bend turn right onto Fforestfach development. Continue around the left hand bend taking the second right turning onto Llys Tirnant whereby the property will be located on the right hand side.

## Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon as a guide only.

**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

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