



Hendre Road, Tycroes, Ammanford, SA18 3LA

Offers In Region Of £300,000



Calow Evans  
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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Hendre Road, Tycroes, Ammanford, SA18 3LA

A spacious and quirky detached family home boasting a third of an acre (tbc) situated in the village of Tycroes which enjoys ease of access to the M4 and A48. This ideal family home benefits from three double bedrooms, three reception rooms, and a large conservatory to the side overlooking the rear garden. Externally, there is a side driveway providing ample parking, a detached garage and a large fairly private garden ideal for keen gardeners. Viewing is essential to appreciate the internal and external space this property has to offer.

The village of Tycroes offers excellent transport links to include a train station in the neighbouring village of Pantyffynnon and offers good basic amenities to include a Primary school, post office, shop & a GP surgery. The main shopping facilities are located a short drive away in Ammanford town centre.





**Accommodation:**

### **Entrance Hallway**

Quarry tiled floor, single panel radiator, stairs to first floor.

### **Lounge**

4.06m x 3.58m (13'4" x 11'9")

Two double glazed windows to side, single panel radiator, tiled floor.





## Dining Room

4.09m x 2.06m (13'5" x 6'9")

Single panel radiator, tiled floor, opening to:

## Conservatory

4.04m x 3.63m (13'3" x 11'11")

Double glazed French doors to rear, single panel radiator, tiled floor.

## Study

3.35m x 3.05m (11'0"8'10" x 10'0")

Double glazed window to front, single panel radiator, exposed floorboards.

## Rear Hallway

Tiled floor, single panel radiator, storage cupboard housing oil boiler, storage cupboard with plumbing for washing machine.

## Kitchen

2.67m x 2.59m (8'9" x 8'6")

Double glazed window to rear, radiator, fitted with wall & base units, granite worktops, Belfast sink, built in electric oven & hob, extractor fan over, part tiled walls, tiled floor.

## Bathroom

2.87m x 2.64m (9'5" x 8'8"/5'5")

Double glazed window to side, single panel radiator, suite comprising free standing bath, WC, pedestal sink, shower cubicle with mains shower.

## First Floor Landing

Double glazed window to side, exposed floorboards.

## Bedroom One

4.78m x 3.86m (15'8"/15'1" x 12'8")

Two double glazed windows to front, single panel radiator, door to:

## WC

Pedestal sink, WC.





## Bedroom Two

3.56m x 3.15m (11'8" x 10'4")

Double glazed window to rear, single panel radiator.

## Bedroom Three

2.51m x 2.44m (8'3" x 8'0")

Double glazed window to rear, single panel radiator.

## Externally

Side driveway providing ample parking, detached garage with up-and-over door, side pedestrian access to a larger than average garden amounting to approx 1/3 of an acre (tbc) comprising paved patio area with hot tub (available through separate negotiation), lawned area, woodlands bordered by stream.



## Services

We are advised mains services are connected.  
Oil fired central heating.

## Tenure

Freehold

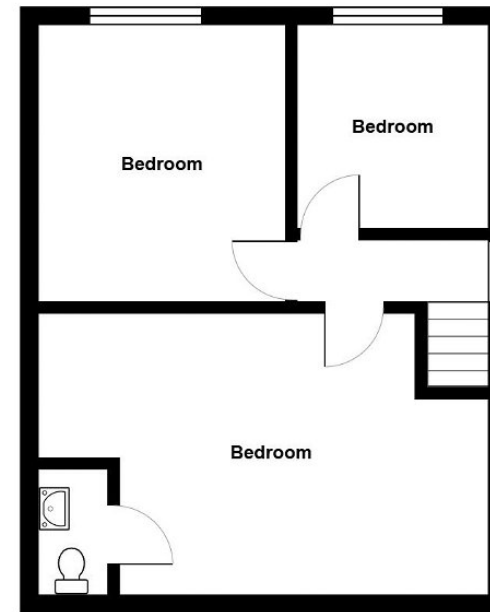
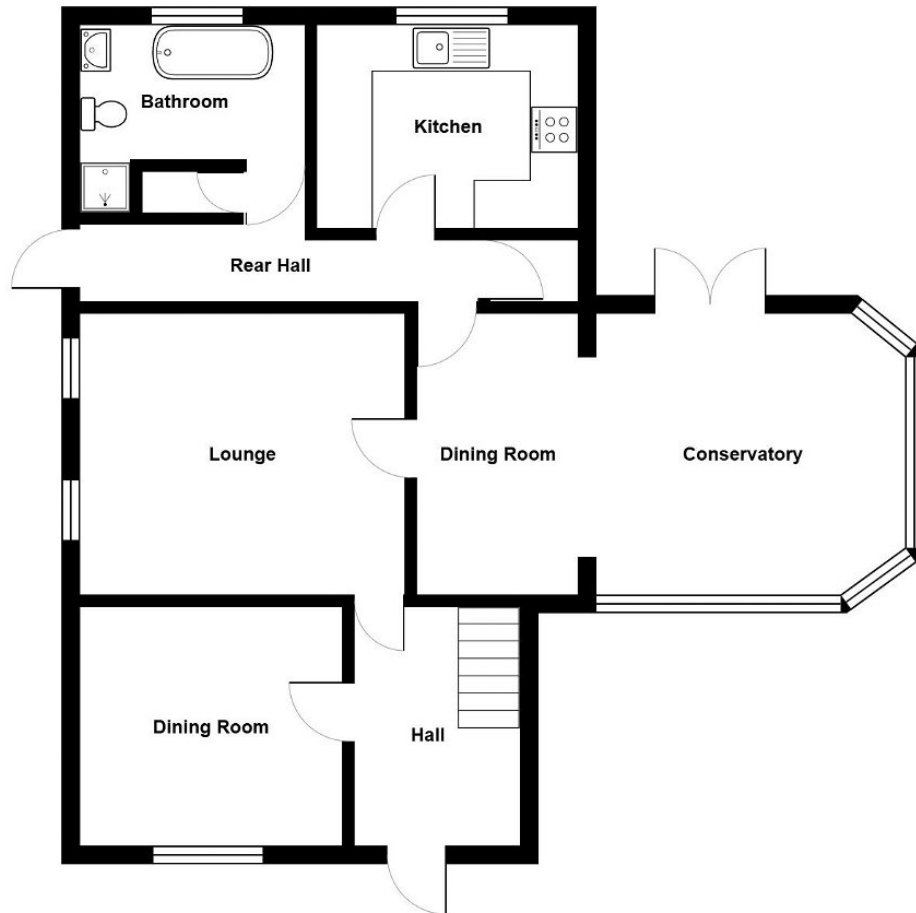
## Council Tax

Band D



## 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 and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



**Address**

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**Office Contact**

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