

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'C'

WHAT3WORDS///motels.gala.worlds

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on JHL/SC/1126/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

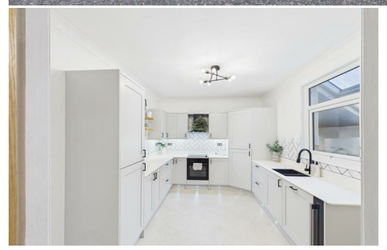
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

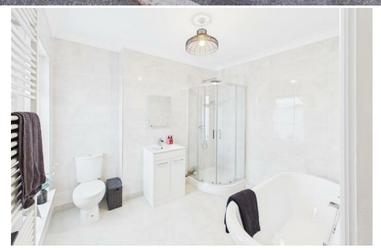
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
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01554 759655
www.westwalesproperties.co.uk



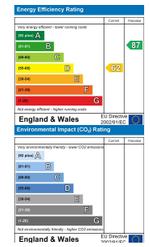






58 Penygarn Road, Ammanford, SA18 3PB

- **Traditionally Built Semi-detached Property**
- **Modern Kitchen & Stunning Upstairs Family Bathroom**
- **Chain-free!**
- **Good-size Rear Garden**
- **EPC RATING D.COUNCIL TAX BAND C.**
- **Three Bedrooms**
- **Well-presented Throughout**
- **Off-road Parking to the Front & Garage at the Rear**
- **Village Location with Good Links to the M4**

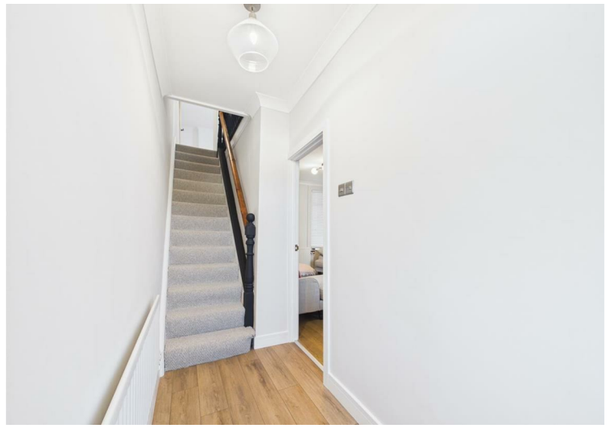


Chain Free £219,950

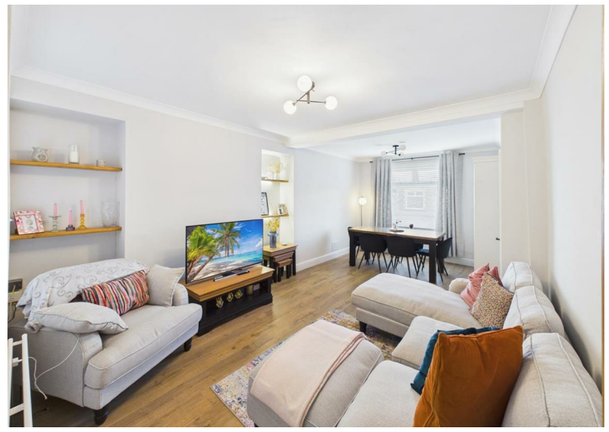
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The Agent that goes the Extra Mile



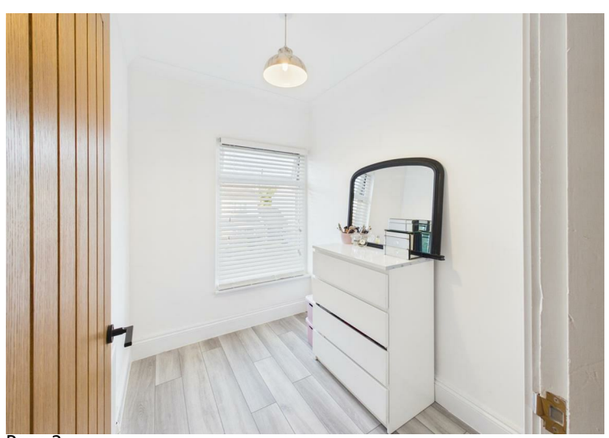


















Situated in the popular village of Tycroes, we have for sale this traditional semi-detached, three bedroom property with an added bonus of a good -size rear garden and garage! Chain-free and ready to welcome all you lucky buyers through the door, this property has undergone a re-vamp throughout the majority of the property and has been tastefully done. A fully fitted stunning kitchen offers quartz worktops, integrated appliances and an ultra-modern fitted corner pantry, as well as a contemporary bathroom suite with free-standing roll-top bath and shower cubicle, ready to move into and relax! Ideal purchase for a buyer who wants that modern property in a traditional house. Call us today on 01554 759655 to arrange your viewing slot! EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, lounge/diner, modern fitted kitchen, understairs storage, utility room, landing, three bedrooms and spacious family bathroom. Externally, open aspect frontage that offers off-road parking, gated pedestrian access to the side leading to the rear garden. A good-size rear garden with patio/seating area and the remainder laid with lawn, detached garage at the rear with rear lane access.

Tycroes offers a variety of facilities including Primary school, places of worship, general stores, post office, rugby club, and public houses. It is approximately a mile to the town of Ammanford which provides a good range of amenities together with the rail link on the 'Heart of Wales' line. The country administrative town of Carmarthen is approximately 15 miles away, and the M4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and is also the main route to the rest of the county

..AGENTS VIEWING NOTES

KEY INFORMATION

Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band C. There are easements on the land registry, we have a copy of the land registry on file. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800Mbps); Mobile availability—full mobile phone coverage for O2, variable mobile phone coverage for Three and EE, good outdoor coverage only for the Vodaphone network only. Based on the information currently available to the Coal Authority; a mining report is recommended for this property.
what3words///motels.gala.worlds

BEDROOM 3

HALLWAY

LOUNGE/DINER

KITCHEN

UTILITY

LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.