

NEW PRICE



55a Parc Gwernen, Tycroes SA18 3PR

Offers in the region of £124,950

EER: 73 EIR: 75
Two Bedroom Detached Home
Ground Floor W.C
First Floor Bathroom
Off Road Parking
Manageable Rear Garden
Good Access To M4

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
73	90	73	75	90	75

England & Wales EU Directive 2002/91/EC

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HC/DT/68136/250619

DESCRIPTION

NO UPPER CHAIN.

Situated in a cul-de-sac location on a popular development in the village of Tycroes this modern detached property enjoys two double bedrooms, ground floor cloakroom and first floor bathroom and benefits from gas fired central heating and double glazing. Externally, there is off road parking and a manageable rear garden. The village itself offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre. Easy access to the M4 motorway would be via junction 49 at Pont Abraham.

ENTRANCE HALLWAY

Door to:

CLOAKROOM

Double glazed window to front, WC, wash hand basin, wall mounted gas boiler providing domestic hot water and central heating, double panel radiator, laminate flooring.

LOUNGE

12'6/9'11 x 22'11/15'4 (3.81m x 6.99m)

Double glazed windows to side, double glazed french doors to rear, 2 double panel radiators, stairs to first floor, opening to:

KITCHEN

7'10 x 7'2 (2.39m x 2.18m)

Double glazed windows to front and side. Fitted with wall and base units with work tops over, plumbing for washing machine, 1½ bowl stainless steel sink with drainer, integrated electric oven with gas hob and extractor over, part tiled walls, laminate flooring.

FIRST FLOOR LANDING

Double glazed window to side.

BEDROOM ONE

12'5 x 9'9/8'5 (3.78m x 2.97m)

Double glazed window to front, double panel radiator.

BEDROOM TWO

9'1 x 7'1 (2.77m x 2.16m)

Double glazed window to rear, double panel radiator, storage cupboard.

BATHROOM

6'5 x 5'8 (1.96m x 1.73m)

Double glazed window to side, double panel radiator. Suite comprising of WC, pedestal wash hand basin, panel bath with electric shower over, part tiled walls.

EXTERNALLY

Hard standing providing off road parking to the front. Gated access to rear enclosed manageable garden, part laid to lawn, part laid to gravel, **STORAGE SHED.**

SERVICES

We are advised all mains services are connected. (TBC)

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford Office, proceed back to the traffic lights turning right onto Wind Street. Where the road forks, take the left-hand turning into New Road. Continue through the village of Pantyfynnon and onto Tycroes where the development at Fforestfach will be located on the left-hand side. Turn into the development and then follow the left-hand bend, continue through the development and turn left where the property will be located on the right hand side as identified by our John Francis For Sale board.