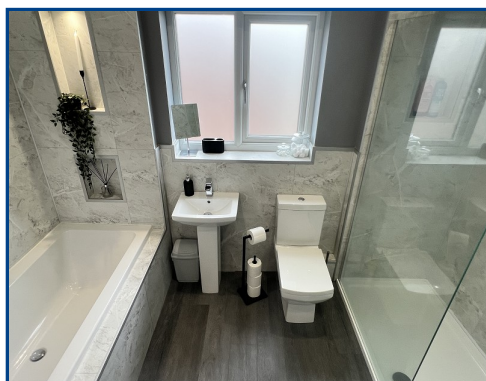
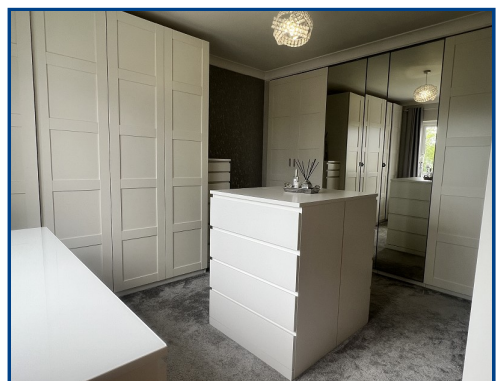


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Ty'r Dulyn Hafod Road  
Tycroes  
Ammanford  
Carmarthenshire.  
SA18 3QL**

Price **£575,000**



- Beautifully presented four bedroom family home
- Kitchen,diner, family room
- Lounge, play room
- Utility room, bathroom, en-suite, Wc
- Garden room, summer house, outdoor bar area
- Driveway for ample parking
- Front and rear gardens
- Far reaching views towards to the Black Mountains
- Internal viewings highly recommended.
- Finished to a high standard.

### General Description

We have the pleasure in offering for sale this beautifully presented four bedroom detached family home located in the village of Tycroes, close to local amenities and approximately 2 miles from Ammanford town centre and further amenities including primary schools, secondary school, post office, public houses, restaurants, places of worship, bus station and railway station.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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#### Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

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Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Hafod Road, Tycroes, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this beautifully presented four bedroom detached family home located in the village of Tycroes, close to local amenities and approximately 2 miles from Ammanford town centre and further amenities including primary schools, secondary school, post office, public houses, restaurants, places of worship, bus station, railway station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises, hallway, study, Wc, Kitchen-diner- family room, play room, lounge, utility, gallery landing, bathroom and four bedrooms which includes the master bedroom with a dressing area and en-suite.

The property benefits from Upvc glazing, oil fired central heating, front and rear gardens, garden room, summer house, outdoor bar, driveway for ample parking, far reaching views over the Black Mountains.

Internal viewings are highly recommended. The property has been finished to a high standard.

### Composite door to

#### Hallway (15' 8" Max x 14' 10") or (4.77m Max x 4.51m)

Tiled floor, feature wall, four down lights, stairs to first floor, under stair storage, hard wired smoke alarm, two skylight windows.

#### Study (11' 3" x 9' 9") or (3.42m x 2.98m)

Upvc glazed window to front, radiator, covered ceiling, herringbone engineered oak flooring, fitted display unit, Bioethonal fire.

#### W.C. (6' 4" x 2' 10") or (1.93m x 0.86m)

Upvc glazed window to side, towel radiator, covered ceiling, tiled floor, part pannelled walls, wash hand basin, close coupled Wc.

#### Kitchen / Diner / Family Room (33' 10" x 12' 5") or (10.32m x 3.79m)

Aluminium bifolding doors, upvc glazed windows to rear, covered ceiling, 21 down lights, radiator, laminate flooring, Masterclass fitted base and wall units, solid wooden work surface, tiled splash back, range cooker with extractor fan above with feature oak beam. 1 and 1/2 bowl ceramic sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, masterclass island with solid wooden work surface and fitted units.

#### Play Room (11' 3" x 7' 8") or (3.43m x 2.33m)

Upvc glazed window to front, radiator, 2 downlights, covered ceiling, laminated flooring.

#### Lounge (20' 9" x 11' 9") or (6.33m x 3.59m)

Upvc glazed windows to front and rear, 2 radiators, covered ceiling, 6 down lights, laminate flooring, feature fire place with stone surround, slate hearth, oak beam and Bioethonal fire.

#### Utility Room

Upvc glazing to rear, 2 skylights, radiator, laminate flooring, work surface, part tiled walls, fitted dog shower, Grant oil fired boiler controlling domestic hot water and central heating.

#### Galleried Landing

Glass banister, covered ceiling, 6 down lights, hard wired smoke alarm, storage cupboard.

#### Bedroom 4 (11' 8" x 9' 9") or (3.56m x 2.98m)

Upvc glazed window to front, radiator, covered ceiling, part pannelled walls.

## Hafod Road, Tycroes, Ammanford, Carmarthenshire.

#### Bathroom (10' 5" x 7' 3") or (3.17m x 2.22m)

Upvc glazed window to side, towel radiator, part respatex walls, laminate flooring, covered ceiling, 4 down lights, extractor fan, walk in double shower tray, bath, pedestal wash hand basin, close coupled Wc,

#### Bedroom 3 (12' 6" x 12' 5") or (3.81m x 3.79m)

Upvc glazed window to rear, radiator, covered ceiling, pannelled feature wall.

#### Master Bedroom (12' 5" x 11' 3") or (3.79m x 3.44m)

Upvc glazed window to rear, radiator, covered ceiling, hatch to roof space.

#### Dressing Area

2 down lights, fitted wardrobes,

#### En-Suite (7' 1" x 6' 4") or (2.15m x 1.94m)

Upvc glazed window to rear, laminate flooring, towel radiator, part tiles walls, 4 down lights, close coupled Wc, extractor fan, sandstone wash hand basin, free standing bath.

#### Bedroom 2 (12' 3" x 11' 5") or (3.73m x 3.48m)

Upvc glazed window to front, radiator, covered ceiling, fitted wardrobes,

#### Outside

Driveway to front for ample parking and lawned area with mature trees and shrubs.

Bi-folding doors open onto a patio seating area, with steps leading down to an extensive lawned garden enjoying far-reaching views towards the Black Mountains.

In-ground trampoline.

Fitted pool.

Storage shed.

Oil Tank.

#### Garden room

Fully insulated with electric and water, separate Wc

#### Summer House

Upvc glazed patio doors, laminate flooring, electric heating and a great place to take in the views of the Black Mountains.

Fully insulated

#### Bar Area

Up and over door looking over the patio area with fully fitted bar facilities, fitted granite work surface, fitted BBQ, Belfast sink.

#### Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

#### Services

Mains electricity, mains water, mains drainage

#### Tenure

Freehold

#### Council Tax

E

#### Directions

Leave Ammanford on Wind Street and proceed to the village of Tycroes. Take a left into Hafod Road just after the Parc Yr Hendre estate. Proceed along Hafod Road and the property can be found on the right hand side.

