Anna Ashton
ESTATE AGENTS









18 Hendre Road, Tycroes, Ammanford, SA18 3LA

Offers in the region of £250,000

- Detached Bungalow
- Oil central heating
- Off road parking
- 2 bedrooms
- Enclosed rear garden
- Detached Garage

Ground floor

Dining/Family Room
12'11" x 15'1" (3.95 x 4.60)



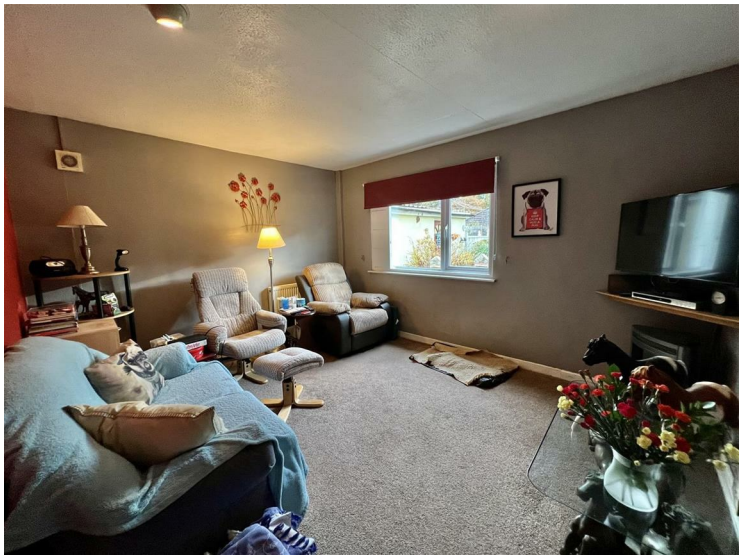
with radiator, textured and coved ceiling, storage cupboard and uPVC double glazed window to front

Kitchen
9'11" x 13'0" (3.04 x 3.97)



with base and wall units, display cabinets, one and half bowl sink with monobloc tap, stand alone electric double oven cooker with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, tile floor, textured ceiling, uPVC double glazed window and door to rear.

Lounge
12'11" x 10'10" (3.96 x 3.32)



with radiator, textured ceiling and uPVC double glazed window to side.

Bedroom 1
11'5" (red to 9'6")x 15'5"(red to 9'4") (3.48 (red to 2.92)x 4.71(red to 2.87))



with two radiators, textured and coved ceiling and two uPVC double glazed windows to side.

Bedroom 2
12'11" x 10'10" (3.96 x 3.32)



with radiator, textured ceiling and uPVC double glazed window to side.

Shower room
6'1" x 7'8" (1.86 x 2.35)



with low level flush WC, pedestal wash hand basin, walk in shower with electric shower, tiled walls, tiled floor, radiator and uPVC double glazed window to rear.

Outside



with off road parking up to three cars, lawned garden to front, side access leading to rear garden with paved patio area, gravelled area, seating area and wooden cabin with wooden floor.

Garage



Material Information
UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:Oil central heating
Broad Band Speed:Download- 1800 Mbps, Upload- 220Mbps
Mobile coverage: Three 83%, Vodafone 80%, EE 76%, O2 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk
Rights and Easements:
Restrictions:

NOTE

All internal photographs are taken with a wide angle lens.

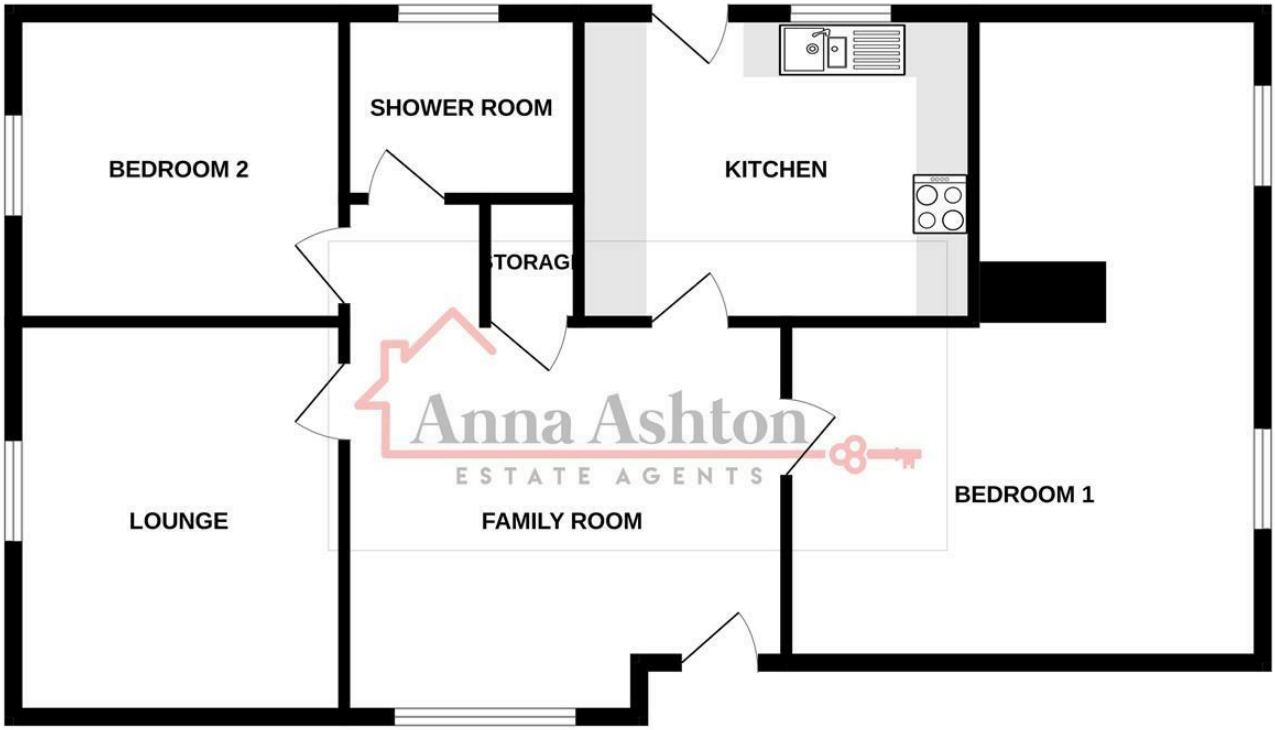
Council Tax

Band D

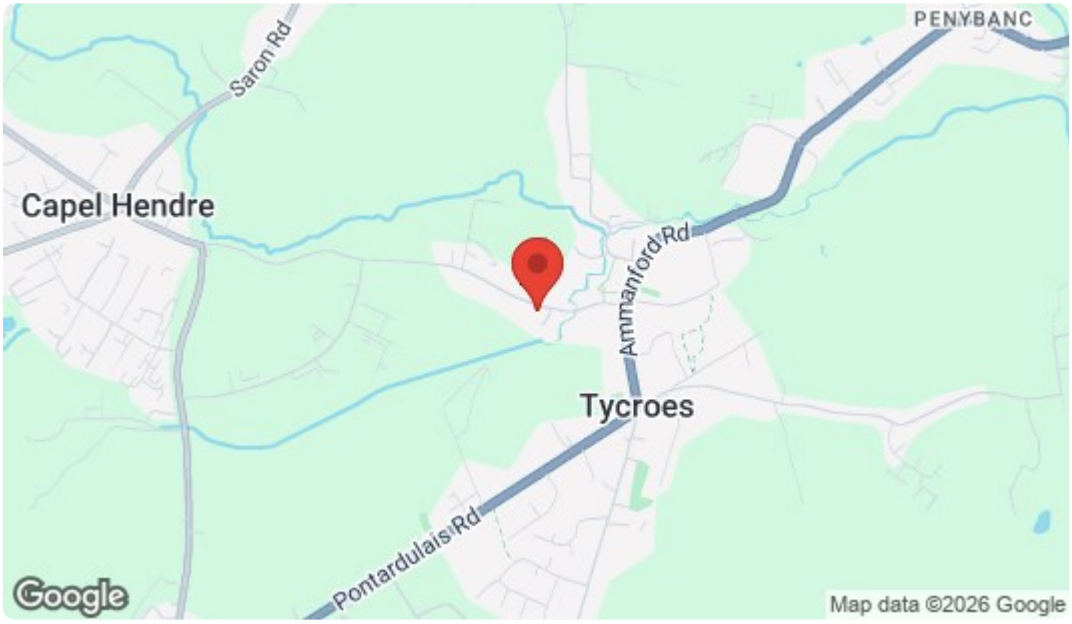
Directions

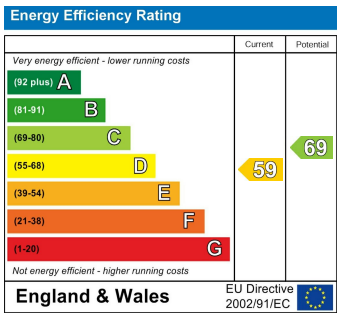
Leave Ammanford on Wind Street travel to the village of Tycroes. Turn right signposted to Capel Hendre and after approx quarter of a mile the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.