



38 Pontardulais Road, Tycroes

Offers In Region Of £185,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

38 Pontardulais Road, Tycroes

This larger-than-average four-bedroom semi-detached home is situated in the village of Tycroes, conveniently located for access to the M4 motorway. The property offers spacious and well-proportioned accommodation throughout, comprising two reception rooms, a generous kitchen and a ground-floor bathroom. Further benefits include gas-fired central heating and double glazing. Externally, the property features a side driveway providing ample off-road parking, together with a detached double garage. To the rear is a generously sized garden, offering plenty of outdoor space. With its impressive proportions, practical layout and excellent potential, viewing is highly recommended to fully appreciate the space this property has to offer.

The village of Tycroes offers a good range of local amenities, including shops, a primary school, places to eat and drink, and other everyday services.





Accommodation:

Lounge

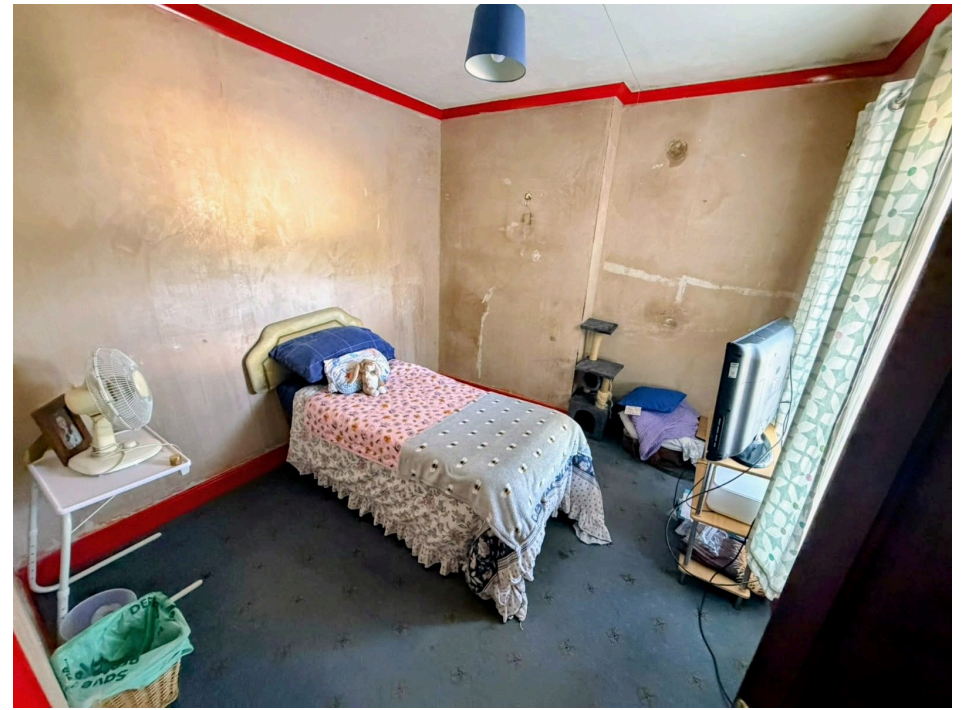
5.16m x 4.01m (16'11"/10'8" x 13'2")

Double-glazed window to front, radiator.

Hallway

Stairs to first floor, radiator.





Bathroom

3m x 2.77m (9'10" x 9'1")

Double-glazed window to side, radiator, suite comprising panelled bath, WC, pedestal wash hand basin, electric shower in enclosure, airing cupboard with shelving and radiator.

Sitting Room

5.08m x 3.53m (16'8" x 11'7")

Double-glazed window to side, radiator.

Rear Porch

Double-glazed glass-panelled door to side.

Kitchen/Breakfast Room

5.16m x 3.89m (16'11" x 12'9"/8'8")

Double-glazed windows to side & rear, double-glazed glass-panelled door to rear, radiator, wall-mounted gas boiler providing domestic hot water & central heating, fitted with a range of wall & base units, space for range-master style oven, extractor fan over, sink & draining board unit, plumbing for washing machine & dishwasher, space for tumble dryer.

First Floor Landing

Access to loft

Bedroom One

4.01m x 3.05m (13'2"/12'4" x 10'0")

Double-glazed window to the side, radiator.

Bedroom Three

3.99m x 3.05m (13'1" x 10'0"/9'4")

Double glazed window to front, radiator.

Bedroom Three

3.3m x 2.92m (10'10"/10 x 9'7")

Double-glazed window to rear, radiator.

Bedroom Four

2.79m x 2.16m (9'2" x 7'1")

Double-glazed window to front, radiator.



Externally

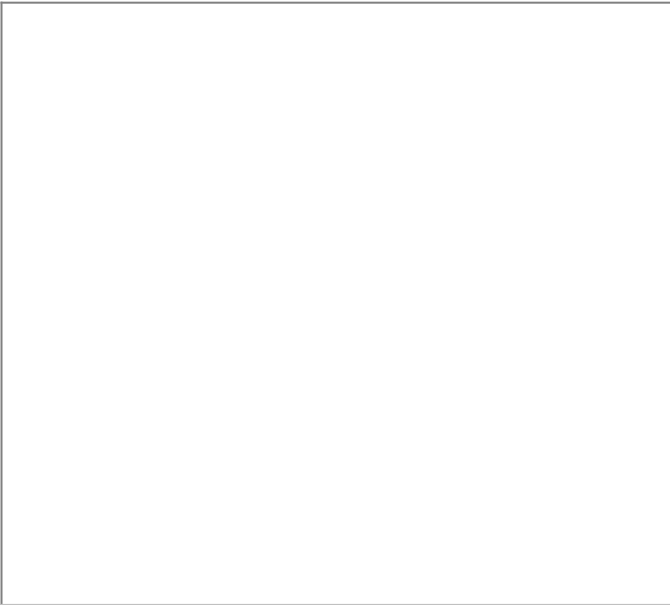
Side driveway offering ample parking leading to a double garage, side pedestrian access to a larger-than-average rear garden mainly laid to lawn.

Double Garage

With up-and-over door.

Services

We are advised that mains services are connected.



Tenure

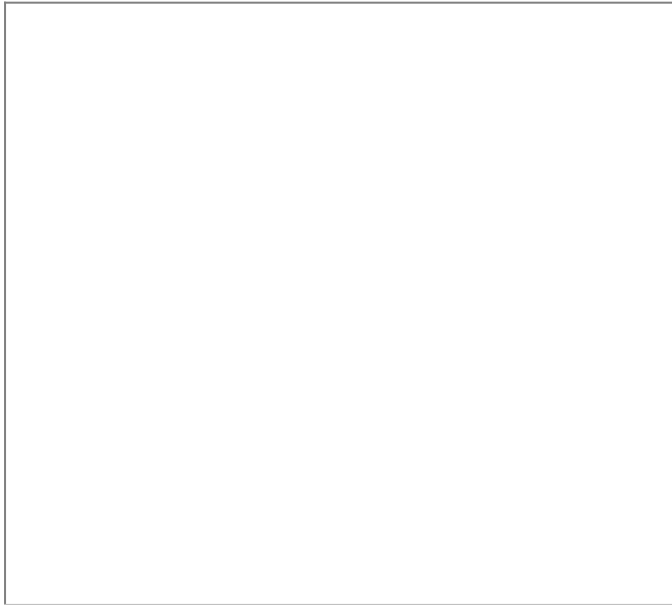
Freehold

Council Tax

Band C

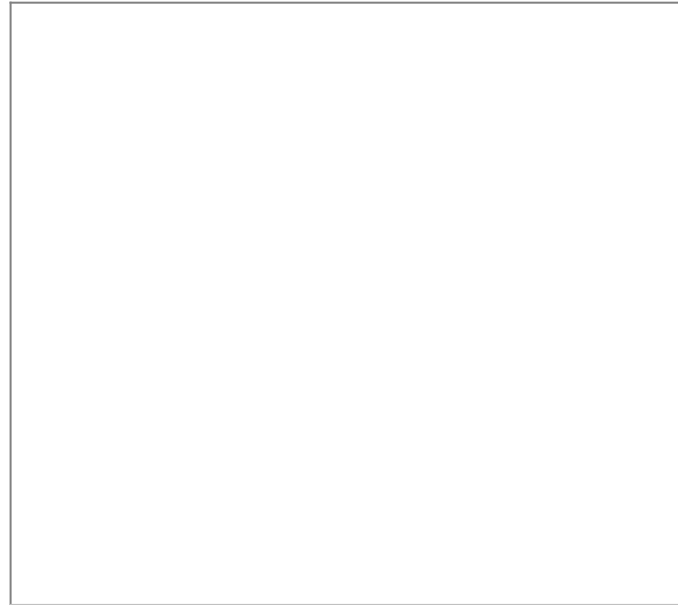
Broadband/Mobile Phone Coverage

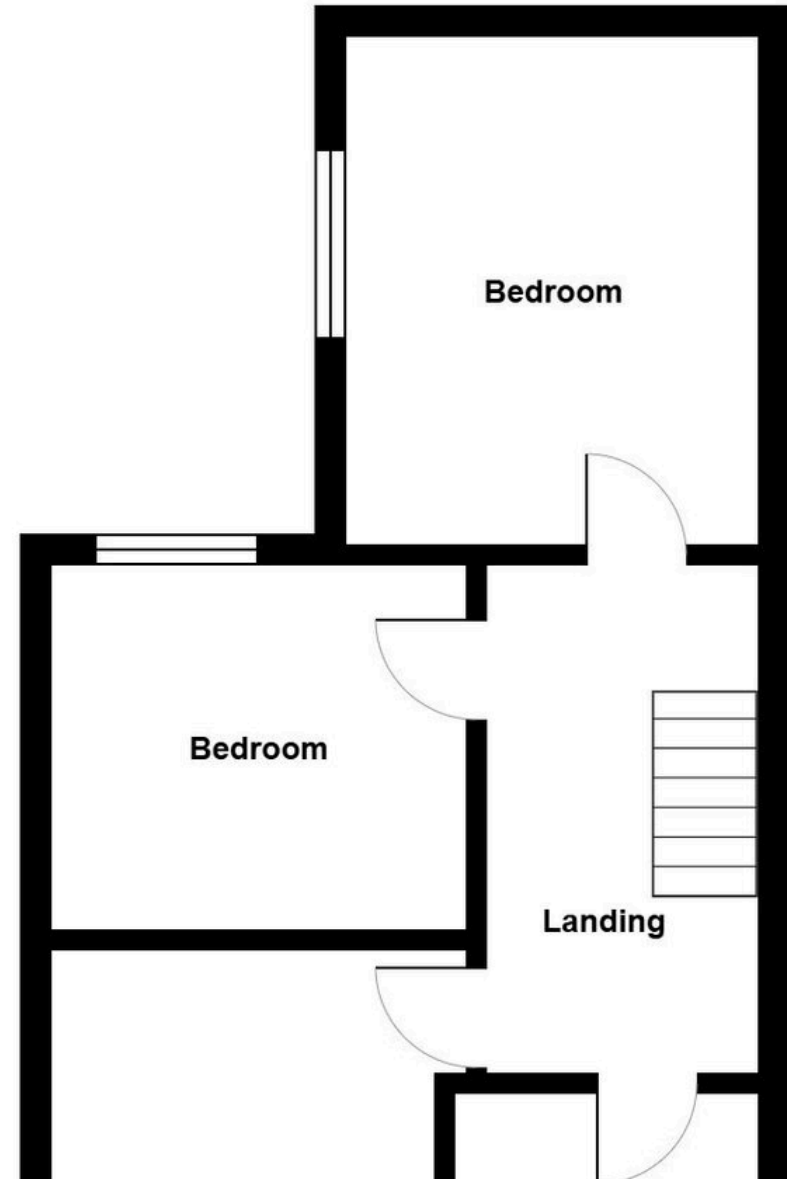
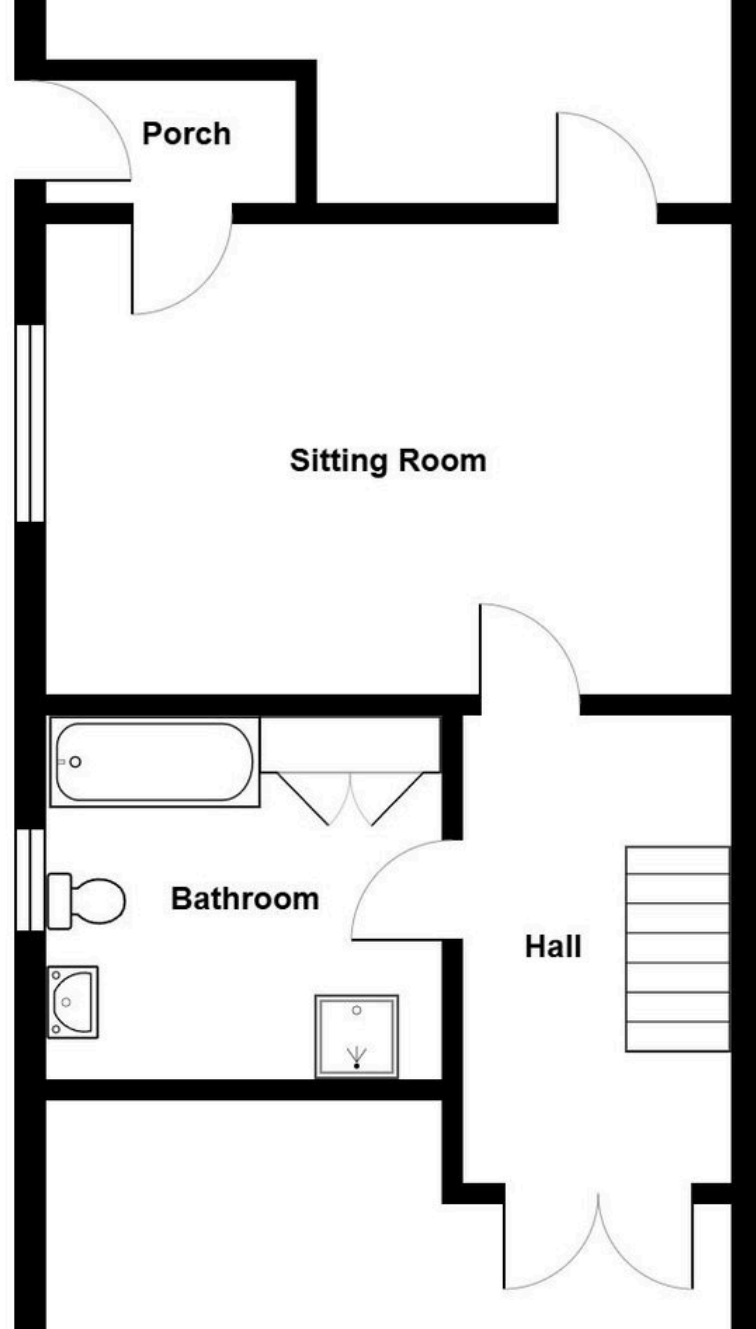
We are advised that super-fast broadband and mobile phone coverage are available in this area.



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.





Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128