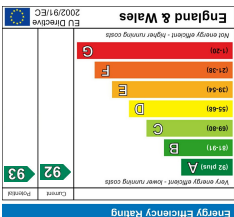


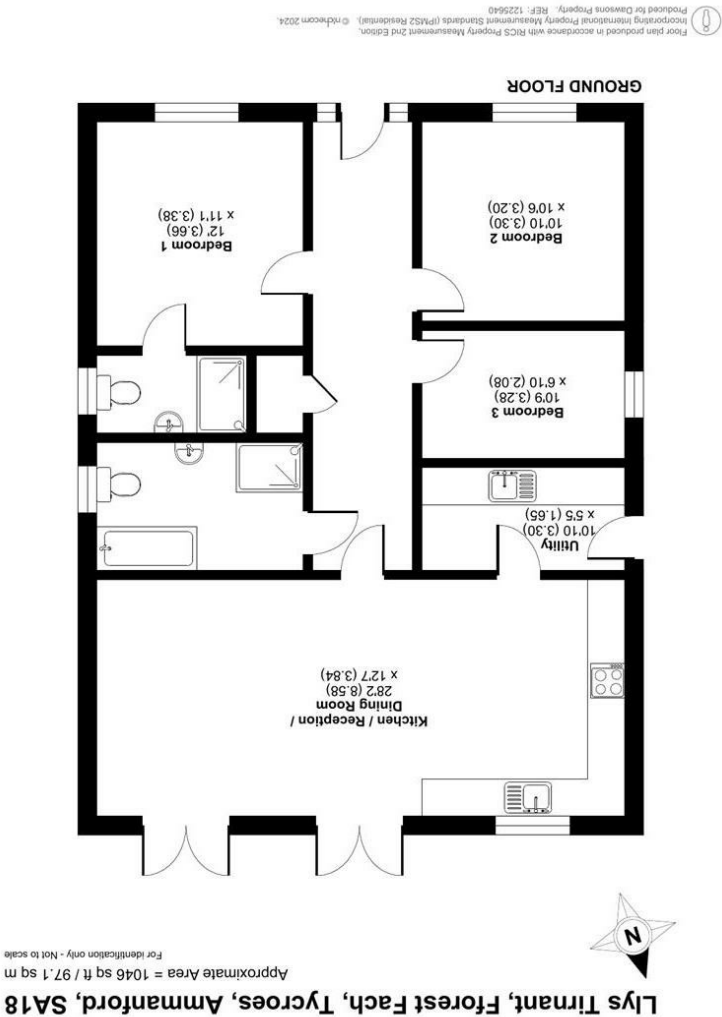
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



### FLOOR PLAN



14 Lyys Tirnant  
Tycores, Ammanford, SA18 3PS  
Offers Around £335,000





GENERAL INFORMATION

Nestled in the charming area of Llys Tirnant, Tycroes, Ammanford, this immaculately presented three-bedroom detached bungalow offers a perfect blend of comfort and style.

Upon entering, you are welcomed into a spacious open-plan kitchen and reception area, ideal for both family gatherings and entertaining guests. The dining room seamlessly integrates with the kitchen, creating a warm and inviting atmosphere. The property boasts three well-proportioned bedrooms, providing ample space for family living. The family bathroom is thoughtfully designed, featuring an additional shower cubicle, while the master bedroom benefits from a convenient en-suite shower room, ensuring privacy and ease for the occupants.

Surrounding the bungalow is a good-sized garden that overlooks picturesque fields, offering a tranquil setting for relaxation and outdoor activities. The gardens provide a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumbs.

Additionally, the property includes a driveway, providing convenient off-road parking for residents and visitors alike. With its modern amenities and stunning views, this property is a must-see for anyone looking to settle in this lovely part of Wales.

FULL DESCRIPTION

Entrance

Hallway

Kitchen/Reception/Dining Room  
28'1" x 12'7" (8.58m x 3.84m)

Utility  
10'9" x 5'4" (3.30m x 1.65m)

Bedroom 1  
12'0" x 11'1" (3.66m x 3.38m )

Shower En-suite

Bedroom 2  
10'9" x 10'5" (3.30m x 3.20m )

Bedroom 3  
10'9" x 6'9" (3.28m x 2.08m )



Family Bathroom with additional shower cubicle

Parking  
Driveway

Council Tax = D

EPC = A

Tenure  
Freehold

Services  
Heating System - Gas  
Mains gas, electricity, sewerage and water.  
Broadband - The current supplier is Sky.  
Mobile - There are no known issues with mobile coverage using the vendors current supplier,Vodafone  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information  
There are solar panels at the property, these are owned outright.  
Please contact branch for more information.

