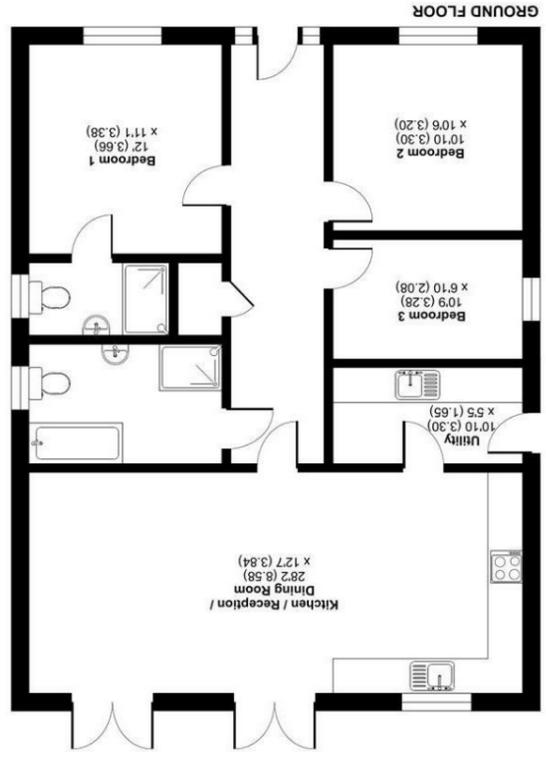




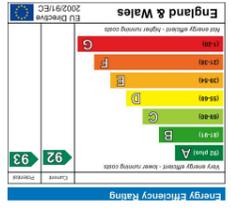
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (RICS Property Measurement Standards (IPMS2) Measurement). © dawson 2024. Produced for Dawson Property. REF: 122540



Llys Tirnant, Forest Fach, Tycoes, Ammanford, SA18
 Approximate Area = 1046 sq ft / 97.1 sq m
 For identification only - Not to scale

FLOOR PLAN



EPC



AREA MAP



14 Llys Tirnant
 Tycoes, Ammanford, SA18 3PS
 Offers Over £335,000



GENERAL INFORMATION

Nestled in the charming area of Llys Tirnant, Tycoes, 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.

