



83 Hendre Road, Tycroes, Ammanford, SA18 3LE

Offers in the region of £575,000

We are delighted to offer for sale this spacious detached house which has been modernised to a high standard and has the benefit of a good size garden of about 3/4 acre. There is also a separate cavity built building with its own heating system and WC, currently used as a craft room but could easily be used as an office or hobby room. Accommodation comprises entrance hall, cloakroom, lounge, utility room, L shaped open plan kitchen/diner/sitting room, family bathroom and 4 double bedrooms on the first floor (2 with dressing areas and en suites). A further large bed/sitting room, shower and double bedroom on the second floor. Easy access to large attic storage space. The property benefits from CCTV, LPG central heating, uPVC triple glazing and a large double integral garage. Front and rear gardens. Viewing is highly recommended.

Ground Floor

Composite entrance door with glazed side panel to

Entrance Hall

with stairs to first floor, under stairs storage, tiled floor, 2 radiators, coved ceiling, coat hooks and uPVC triple glazed window to side.

Cloakroom

3'10" x 5'6" (1.19 x 1.68)



with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor, coved ceiling, heated towel rail and uPVC triple glazed window to front.

Lounge

14'0" into bay x 12'9" (4.29 into bay x 3.9)



with multi fuel fire with granite hearth, 2 alcoves with cupboards and shelving,

radiator, coved ceiling and uPVC triple glazed window to side and Bay window to front with Granite window sills.

L Shaped Kitchen/Diner/Living

18'10" red to 12'2" x 29'11" (5.76 red to 3.72 x 9.12)



with range of fitted base and wall units with Granite surface and upstands, display cabinets, inset stainless steel one and a half bowl sink with mixer taps, 5 ring Induction hob with extractor over, built in eye level oven and combination oven, integrated dishwasher, integrated fridge and freezer, wine cooler, tiled floor, radiator and heated towel rail, coved ceiling with downlights and 3 uPVC triple glazed windows to rear and Bifold doors to rear.

Utility Room

7'2" x 10'11" (2.2 x 3.33)



with range of fitted base and wall units with Granite work surfaces and upstands, inset stainless steel one and half bowl sink with mixer taps, plumbing for automatic washing machine, tiled floor, heated towel rail, coved

ceiling with downlights, uPVC triple glazed window to front. Door to integral garage.

First Floor

Gallery Landing

with airing cupboard with radiator and slatted shelves, radiator, coved ceiling and uPVC triple glazed window to front and side.

Craft Room

10'6" x 11'3" (3.22 x 3.45)



with radiator, coved ceiling and uPVC triple glazed window to front.

Bedroom 1

13'8" x 12'10" (4.17 x 3.92)



with radiator, coved ceiling and uPVC triple glazed window to front with Granite window sills.

Dressing Area

7'9" x 10'10" (2.37 x 3.32)



with hanging area, shelving area, radiator, coved ceiling and uPVC triple glazed window to rear.

En Suite

10'0" red to 7'8" x 6'6" (3.05 red to 2.35 x 2)



with fitted low level flush WC, his and hers vanity wash hand basins with drawers under, walk in mains shower, lighted mirror with bluetooth, tiled floor, part tiled walls, extractor fan, coved ceiling and uPVC triple glazed window to rear.

Bedroom 2

10'4" x 10'0" (3.16 x 3.05)



with radiator, coved ceiling and uPVC triple glazed window to rear.

Walk In Dressing Room



with hanging area, shelving and uPVC triple glazed window with Granite sills.

En Suite

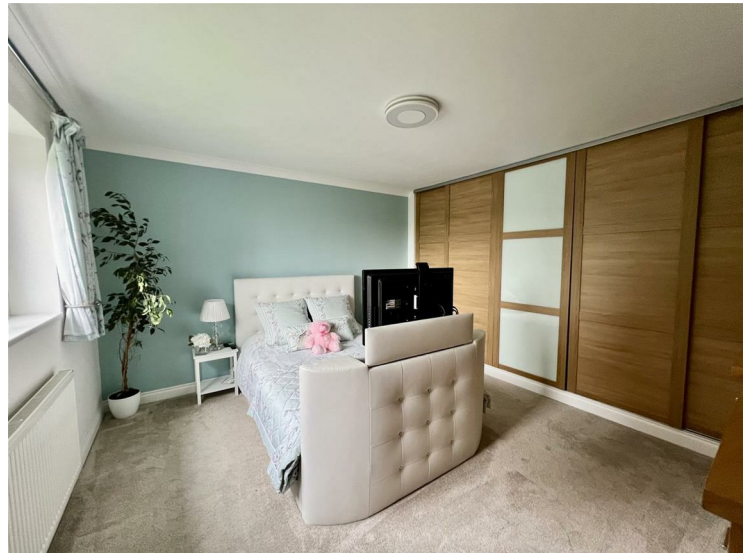
4'9" x 7'7" (1.45 x 2.32)



with low level flush WC, vanity wash hand basin with cupboards under, one and a half shower enclosure with mains shower, heated towel rail, extractor fan, tiled walls and floor and coved ceiling.

Bedroom 3

13'11" into wardrobe x 12'9" (4.25 into wardrobe x 3.91)



with built in sliding door wardrobe, radiator, coved ceiling and uPVC triple glazed window to front with Granite window sills.

Bedroom 4

12'2" x 10'10" (3.73 x 3.32)



with built in wardrobes, feature ceiling panel and light, radiator, coved ceiling and uPVC triple glazed window to rear.

Bathroom

8'11" x 7'8" (2.74 x 2.35)



with low level flush WC, vanity wash hand basin with cupboards under, built in cupboard, Jacuzzi bath, double shower enclosure with mains shower, part tiled walls, tiled floor, extractor fan, heated towel rail, coved ceiling and uPVC triple glazed window to rear.

Storage room and Access to 2nd floor

6'9" x 7'10" (2.07 x 2.4)



with stairs to second floor, under stairs storage, radiator and uPVC triple glazed window to front.

Second Floor

Landing

with access to eaves storage and controls for CCTV.

Bedroom 5

13'1" inc to 14'9" x 10'8" red to 7'8" (4 inc to 4.5 x 3.26 red to 2.34)



with door to attic space, radiator and uPVC triple glazed window to rear.

L Shaped Bedroom 6

21'5" max x 14'7" max (6.55 max x 4.45 max)



with access to eaves storage, radiator, walk in wardrobe, Velux window to side and uPVC triple glazed window to rear.

Shower Room

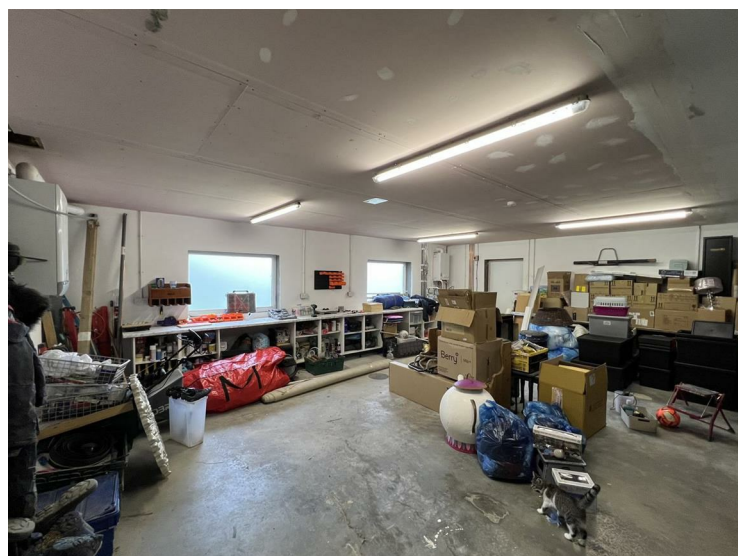
5'6" x 6'5" (1.68 x 1.97)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, heated towel rail, tiled floor, part tiled walls and roof window to rear.

Double integral garage

20'8" x 26'2" (6.3 x 7.99)



with 2 electric roller shutter doors, power and light connected, Belfast Sink with mixer shower attachment tap, wall mounted boiler for main house providing domestic hot water and central heating, work surface with shelving beneath, 2 uPVC triple glazed windows to rear and door to rear. Second wall mounted boiler for craft room providing domestic hot water, central heating and an electric vehicle charger.

Outside



Off road parking for several cars, lawned garden to front, garden to rear of approximately 3/4 acres or thereabouts. (The hatched area to the green line on the plan).

Office/Craft/Hobby Room

15'2" x 20'5" (4.63 x 6.24)



with Belfast sink unit with mixer shower taps, power and light connected, gas central heating and uPVC triple glazed windows and Bifold doors.

WC

5'2" x 3'7" (1.58 x 1.11)



with WC, vanity wash hand basin, radiator and uPVC triple glazed window to front.

Services

Mains water, electricity and drainage. LPG heating

Council Tax

Band E

Directions

Leave Ammanford on Wind Street and

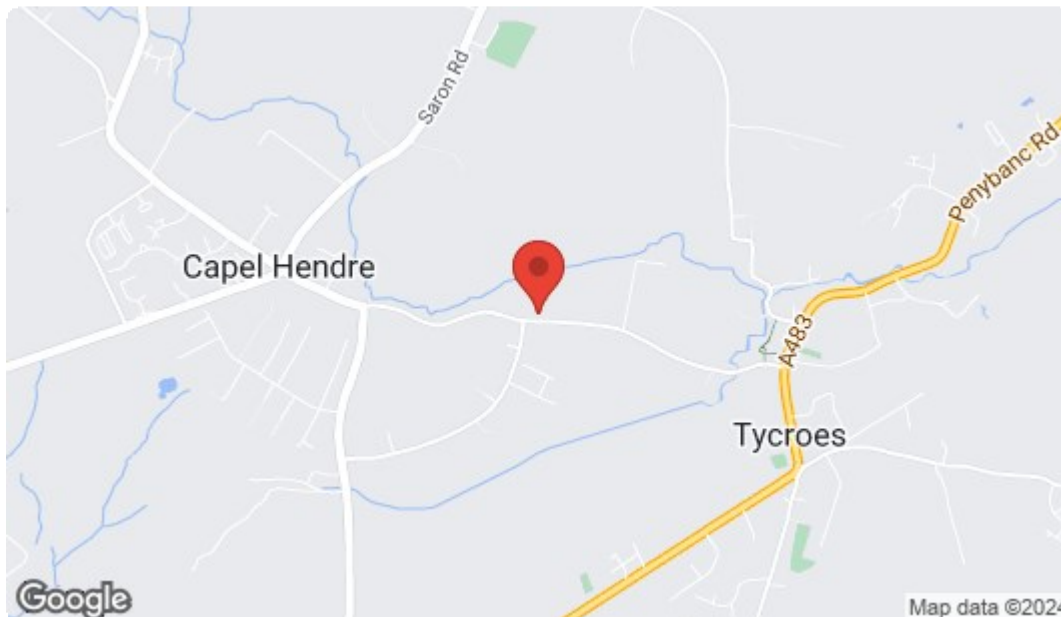
travel for approximately 2 miles to the village of Tycroes. Turn right, signposted for Capel Hendre and travel for approximately 1 mile and the property can be found on the right hand side, identified by our For sale board.

NOTE

All photographs are taken with a wide angle lens.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.