

64 Parc Gwernon, Tycroes SA18 3PR

Offers In Region of £137,500 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer 64 Parc Gwernon on the market for sale. Situated on a quiet cul-de-sac approximately two miles from the town of Ammanford where a good selection of amenities can be found including shops, schools, supermarkets, leisure facilities and more. Good commuter location with the M4 being approximately four miles away. The county town of Carmarthen and the city of Swansea are both approximately fifteen miles away. The accommodation is set over two levels, brief specification comprised of living room, kitchen and cloakroom/wc on the ground floor. The first floor comprises of two bedrooms and a family bathroom with shower. Externally there is off road parking for two vehicles and an enclosed rear lawned garden. Mains gas central heating with combi boiler. Council tax band "C". EPC C - 75. Chain free. Freehold. Council tax band "B". Please see our virtual tour to fully appreciate all that this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftproperty-services.co.uk



Rooms & Descriptions

Location: Situated on a quiet cul-de-sac approximately two miles from the town of Ammanford where a good selection of amenities can be found including shops, schools, supermarkets, leisure facilities and more. Good commuter location with the M4 being approximately four miles away. The county town of Carmarthen and the city of Swansea are both approximately fifteen miles away.

Entrance Hall: 1.58m (5'3") x 1.10m (3'8") uPVC door to the fore. Doors to cloak room and living room. Laminate floor. Radiator.

Cloakroom / WC: 1.58m (5'3") x 1.14m (3'9") Door to hall. uPVC double glazed window. Coupled WC with push button flush. Radiator. Sink. Gas combination boiler. Laminate flooring.

Living Room: 3.70m (12'2") x 4.72m (15'6") Door to entrance hall. Opening to kitchen. Stairs to first floor landing. Laminate flooring. uPVC double glazed window to fore. Radiator.

Kitchen: 3.71m (12'3") x 2.21m (7'4") Opening to living room. uPVC double glazed door to garden. uPVC double glazed window to rear elevation. Range of base and wall units. Integrated electric hob / oven. Stainless sink and drainer with mixer tap. Undercounter space with plumbing for a washing machine. Integrated electric hob / oven. Space for fridge freezer. Cushion flooring. Extractor hood. Radiator.

Landing: Stairs down to ground floor living room. Doors to bedrooms 1 & 2 and bathroom. Access to loft space. Mains smoke detector. Carpeted floor.

Bedroom 1: 3.70m (12'2") x 2.62m (8'8") Door to landing. uPVC double glazed window to fore. Carpeted floor. Radiator.

Bedroom 2: 3.70m (12'2") x 2.20m (7'3") Door to landing. uPVC double glazed window to rear elevation. Carpeted floor. Radiator.

Bathroom: 1.74m (5'9") x 1.99m (6'7") Door to landing. Three piece bathroom suite comprised of bath with shower over / screen, coupled toilet with push button flush and pedestal wash basin. Cushion flooring. Radiator. Extractor. Sun tube for natural light.

Externally: Enclosed rear, mainly lawned garden. Off road parking to the side. Gravel area to the fore.

Tenure: Freehold

Council Tax / Local Authority: Band C. Carmarthenshire County Council.

Services: Mains gas, electricity, water and drainage. Electrical certificate carried out October 2021. Gas safety certificate carried out July 2025 .

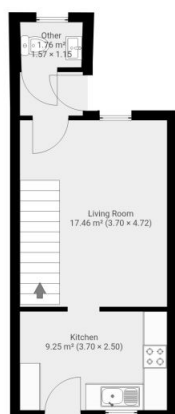
EPC: C / 75

Construction: Timber Frame

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

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Floor Plan



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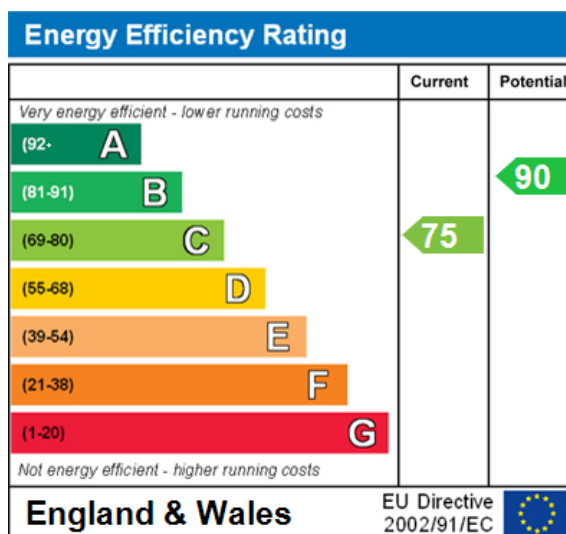


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Property Features

- 2 Bedroom
- Gas CH
- Off road parking
- Garden

EPC Certificate



PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983