



Cwmfferws Road, Tycroes, SA18 3TU

Offers In Region Of £325,000



Calow Evans  
Estate Agents

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## Cwmfferws Road, Tycroes, SA18 3TU

This beautifully presented family home has been refurbished to a high standard, featuring oak flooring, oak doors, and a high-spec kitchen with Quartz worktops. This three/four-bedroom detached property includes two reception rooms, a utility room, a ground-floor cloakroom, and a first-floor bathroom. It benefits from gas-fired central heating (with a new boiler installed in January 2024) and double glazing throughout. Externally, the property offers a driveway with ample parking and a double garage, which has the potential to be converted into an annexe or provide additional accommodation (subject to planning permission). The enclosed rear garden adds to the appeal. Viewing is essential to fully appreciate the quality of this home.







## Accommodation:

### Entrance Hallway

Belgian slate flooring, stairs to first floor.

### Lounge

4.24m x 3.35m (13'11" x 11'0"/10'4)

Double glazed window to front, double panel radiator, log burner in fireplace with oak mantle and slate hearth.









## Sitting Room

4.78m x 3.15m (15'8"/14'2" x 10'4"/9'8")

Double glazed window to front, double panel radiator, oak flooring.

## Dining Room

3.38m x 3.07m (11'1" x 10'1")

Double glazed French doors to side, double panel radiator, Belgian slate flooring, Cedar cladding feature wall opening to:

## Kitchen

3.81m x 2.16m (12'6" x 7'1")

Double glazed window to side, Velux style window, kitchen fitted with Highland Howdens wall & base units, Quartz worktop integrated dishwasher, built-in electric oven, hob, extractor fan over, part tiled walls.



## Utility Room

Fitted with wall & base units, Quarts worktop, plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted Worcester gas boiler providing domestic hot water & central heating.

## Cloakroom

Butt & Beadboard to halfway, 'Glam-rend' walls to halfway, WC, wash hand basin in vanity cupboard.

## First Floor Landing



## Bedroom One

5.59m x 3.66m (18'4" x 12'0"/9'9")

Two double glazed windows to front, double panel radiator, built-in wardrobes with mirrored sliding doors.

## Bedroom Two

4.57m x 2.95m (15'0" x 9'8"/6'9")

Double glazed window to side, double panel radiator, built in wardrobes.

## Bedroom Three

3.2m x 2.59m (10'6" x 8'6")

Double glazed window to front, double panel radiator.





### Study/Bedroom Four

2.62m x 1.57m (8'7" x 5'2")

Single panel radiator. Please note there is no window in this room.

### Bathroom

3.61m x 1.78m (11'10" x 5'10")

Double glazed window to rear, vertical radiator, suite comprising free standing bath, mains shower in enclosure, WC, sink in vanity cupboard, part tiled walls.

### Externally

Driveway providing ample parking, double garage, side pedestrian access to an enclosed garden comprising lawned area, paved patio area.



### Services

We are advised that mains services are connected.

### Double Garage

5.56m x 4.09m (18'3" x 13'5")

With up and over door, power and light connected, double glazed window and door to side.

### Tenure

Freehold



### Council Tax

Band E.

### Mobile Phone/Broadband Coverage

We are advised that super fast broadband and mobile phone coverage is 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**

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**Office Contact**

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