



99 Fforest Fach, Tycroes

Offers In Region Of £239,950



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## 99 Fforest Fach, Tycroes

This spacious four-bedroom family home is located in a cul-de-sac within a popular development in Tycroes. The garage has been converted into an additional reception room, and the property features a ground-floor cloakroom and a first-floor bathroom. It also boasts a good-sized, pleasant rear garden, making it ideal for families and entertaining, along with ample parking available at the front. The home benefits from gas-fired central heating and double glazing.

Tycroes offers excellent transport connections, with a train station located in the nearby village of Pantyffynnon. The village itself provides essential amenities, including a primary school, a post office, a shop, and a GP surgery. For a wider range of shopping options, Ammanford town center is just a short drive away.





## Accommodation:

### Entrance Hall

Laminate flooring, single panel radiator, stairs to first floor.

### Kitchen

3.66m x 2.72m (12'0" x 8'11")

Double glazed window to front, single panel radiator, fitted with a range of wall & base units, built in electric oven, electric hob with extractor fan over, sink & draining board unit.





## Lounge

4.88m x 3.66m (16'0" x 12'0")

Double glazed window to rear, laminate flooring, radiator, opening to:

## Dining Room

3.56m x 3.05m (11'8" x 10'0")

Double glazed French doors to rear, double glazed window to side, radiator, laminate flooring.

## Sitting Room

5m x 3.15m (16'5" x 10'4")

Double glazed French door to front, single panel radiator, laminate flooring, cupboard housing wall mounted gas boiler providing domestic hot water & central heating.



## Utility Room

Double glazed door to rear, radiator with decorative cover, laminate flooring, plumbing for washing machine.

## Cloakroom

Double glazed window to rear, WC, wash hand basin in vanity unit.

## First Floor Landing

Three storage cupboards, laminate flooring, access to loft.



## Bedroom One

4.83m x 2.95m (15'10"/12'10" x 9'8")

Double glazed window to front, single panel radiator, laminate flooring.

## Bedroom Two

4.09m x 3.18m (13'5" x 10'5")

Double glazed window to front, single panel radiator, laminate flooring

## Bedroom Three

2.77m x 2.46m (9'1" x 8'1")

Double glazed window to rear, radiator, laminate flooring.





## **Bedroom Four**

2.57m x 2.01m (8'5" x 6'7")

Double glazed window to rear, laminate flooring, single panel radiator.

## **Bathroom**

3.23m x 2.79m (10'7" x 9'2")

Double glazed window to rear, heated towel rail, suite comprising freestanding bath, mains shower in enclosure, wash hand basin in vanity unit, WC, part tiled walls, downlights to ceiling.

## **Externally**

Driveway to the front providing ample parking, side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area with an abundance of flowers trees & shrubs.

## **Services**

We are advised that mains services are connected.

## **Tenure**

Freehold

## **Council Tax**

Band D

## **Broadband/Mobile Phone Coverage**

We are advised that super-fast broadband & 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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Ammanford, SA18 3AF

**Office Contact**

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