



Fforest Fach, Tycroes, Ammanford, SA18

Offers In Region Of £250,000



Calow Evans
Estate Agents

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Fforest Fach, Tycroes, Ammanford, SA18

A beautifully presented three bedroom detached family home situated in a cul-de-sac location in the village of Tycroes. The property benefits from gas central heating, double glazing, first floor family bathroom, ample parking, garage/workshop and an enclosed low maintenance rear garden.

The village of Tycroes offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre and out of town retailers are located at Cross Hands business park. Ease of access to the M4 motorway would be via junction 49 at Pont Abraham.





Entrance Hallway:

Laminate flooring, radiator with radiator cover, stairs to first floor.

Lounge/Dining Room:

7.21m x 4.8m 23'8" x 15'9" narrowing to 9'8")

Double glazed window to front, double glazed French doors to rear, feature fireplace with electric fire, two double panel radiators.

Kitchen:

3.58m x 2.57m (11'9"/8'5" x 8'5")

Double glazed window to rear, double glazed glass panel door to side, fitted with a range of wall and base units, single bowl sink unit and draining board, gas hob, electric oven with extractor fan over, part tiled walls, plumbing for washing machine, understairs storage cupboard.





First Floor Landing:

Double glazed window to side, entrance to loft, built in cupboard.

Bedroom One:

3.53m x 3.48m (11'7" x 11'5")

Double glazed window to front, twin built in wardrobes, single panel radiator.

Bedroom Two:

3.76m x 2.87m (12'4"/10'6" x 9'5")

Double glazed window to rear, built in wardrobe, single panel radiator.

Bedroom Three:

2.62m x 2.16m (8'7"/6'3 x 7'1")

Double glazed window to front, built in wardrobe, single panel radiator.

Bathroom:

2.39m x 1.65m (7'10" x 4'0"/5'5")

Double glazed obscure windows to rear and side, suite comprises panelled bath with shower over, pedestal wash hand basin, WC, walls tiled to ceiling, cupboard housing the gas boiler providing domestic hot water and central heating, heated towel rail.

Externally:

The property is situated in a cul-de-sac location with a gravelled driveway providing off road parking to the front and side driveway leading to a garage/workshop with electricity connected and EV car charging point. A low maintenance well kept rear garden comprises raised flower beds, paved patio, artificial grass for easy maintenance, gravelled and decking patio.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

D.





Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the 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**

38 College Street,
Ammanford, SA18 3AF

Office Contact

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