

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**37 PARC GWERNEN FFOREST FACH,
TYCROES, AMMANFORD, SA18 3PT**

Offers In The Region Of

£135,000

2 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale a Semi Detached Home located on the outskirts of the village of Tycores which boasts a mini supermarket, chip shop, chemist and primary school with further shopping and leisure facilities just under 2 miles away in Ammanford Town Centre. The accommodation comprises, entrance hall, cloakroom, lounge, kitchen on the ground floor with 2 bedrooms and bathroom located on the first floor. Externally there is a side driveway with ample parking for 2-3 vehicles and rear low maintenance garden with decked area and shed. The property benefits from gas central heating and uPVC double glazing. Council Tax Band- C. Freehold. EPC-C74 Ideal First Time Buyer or Investment Property.

Ground Floor

Front Entrance door leading into....

Entrance Hall

11'10" x 5'4"

With radiator, coved ceiling, laminate flooring and door leading into cloakroom.

Cloakroom

5'2" x 3'10"

With low level flush WC, pedestal wash hand basin, radiator, coved ceiling, tiled floor and window to the side of the property.

Kitchen

7'11" x 5'10"

With a range of base and wall units, stainless steel sink unit and mixer taps, plumbing for automatic washing machine, space for free standing cooker range with extractor above, space for fridge/freezer, part tiled walls, tiled floor, coved ceiling, wall mounted gas boiler providing domestic hot water and central heating and window to the rear of the property.

Lounge

13'1" x 12'5"

With radiator, coved ceiling, laminate flooring, under stairs storage cupboard, window to the front and Patio Doors leading to the rear decking and garden area.

First Floor

Landing area with coved ceiling and window to the front of the property.

Bedroom 1

11'9" x 7'10"

With radiator, coved ceiling hatch to roof space, and window to the front of the property.

Bedroom 2

11'2" x 6'6"

With radiator, coved ceiling, built-in storage and window to the front of the property.

Family Bathroom

6'2" x 6'1"

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower and curtain, radiator, coved ceiling, part tiled walls, tiled floor and window to the rear of the property.

External

To the side of the property there is a driveway with parking for 2-3 vehicles and path leading to the rear which boasts a a low maintenance garden with a mixture of decking and decorative chippings and wooden shed.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C

TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.

NOTE

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk



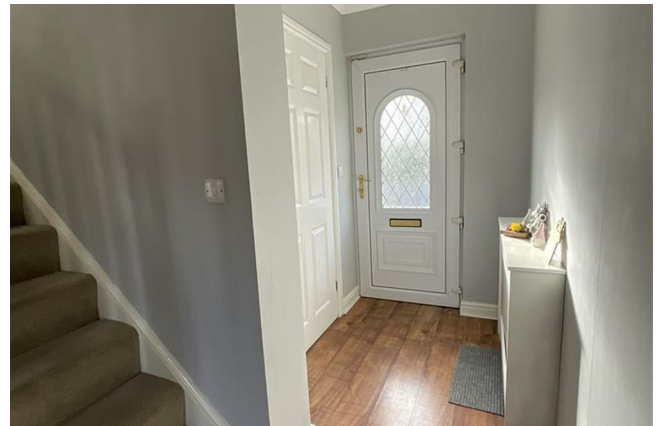
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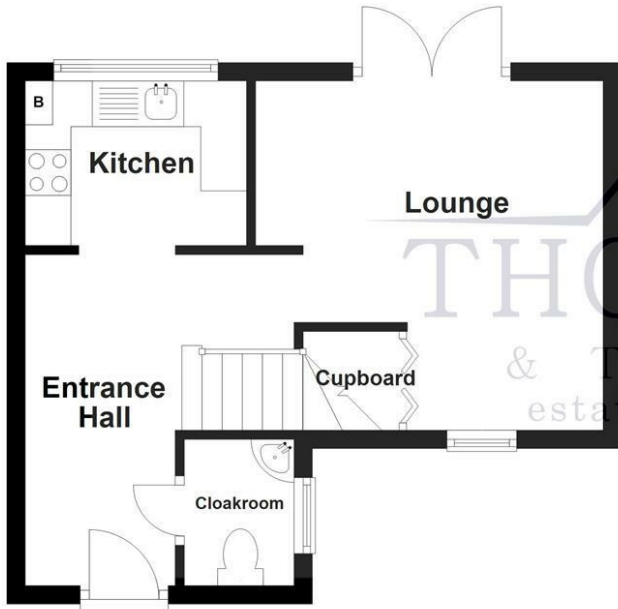
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Directions

Leave Ammanford via Wind Street, turn left onto New Road, proceed along New Road into Pantyffynnon, then into Tygroes Road, take the first left into Fforest Fach estate and continue into the estate and the property can be located on the left hand side.



Ground Floor



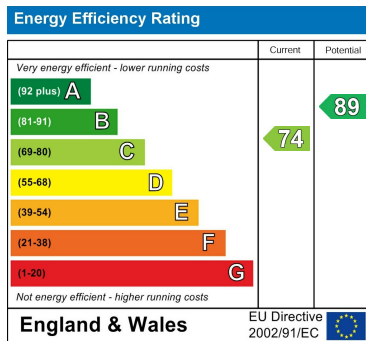
First Floor



Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

