



**57 Parc Gwernen Fforest Fach, Tycroes, Ammanford, SA18 3PR**

**Offers in the region of £139,500**

A well presented, mid terrace house set on a corner plot in a popular modern estate on the edge of the village of Tycroes. The village offers a Doctor's surgery, Post Office and shop, Primary School and is within easy access of the M4 motorway at Junction 49 and only 2 miles from Ammanford town centre.

Accommodation comprises lounge, kitchen, rear hall, cloakroom, 2 bedrooms and bathroom and benefits from gas central heating, uPVC double glazing, off road parking for 3 cars and enclosed rear garden with views over fields to rear. Viewing is highly recommended.

## Lounge

12'2" x 15'5" (3.71 x 4.7)



with stairs to first floor, laminate floor, radiator, coved ceiling and uPVC double glazed French doors to rear.

## Kitchen

12'2" x 7'2" (3.71 x 2.2)



with range of fitted wall and base units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, radiator, spot lights, coved ceiling and uPVC double glazed window to side.

## Rear hall

3'8" x 5'2" (1.12 x 1.58)

with radiator, coved ceiling and uPVC double glazed door to rear garden.

## Cloakroom

3'11". x 5'2" (1.21. x 1.58)



with low level flush WC, vanity wash hand basin, radiator, coved ceiling and uPVC double glazed window to rear.

## First floor

### Landing

with hatch to roof space and coved ceiling.

### Bedroom 1

12'2" x 8'5" (3.71 x 2.58)



with fitted wardrobe and drawers, small built in cupboard, radiator, coved ceiling and uPVC double glazed window to rear.

## Bathroom

5'6" x 6'6" (1.7 x 1.99)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over and glass screen, part tiled walls, extractor fan, shaver light and point, coved ceiling and uPVC double glazed window to rear.

## Bedroom 2

12'2" x 7'2" (3.71 x 2.2)



with radiator, coved ceiling and uPVC double glazed window to rear.

## Outside



Parking for 3 cars to front, enclosed low maintenance rear garden laid to gravel with outside tap and outside lights.

## Services

Mains water, electricity, gas and drainage.

## Council Tax

Band C.

## Directions

Leave Ammanford on Wind Street. Proceed over the roundabout then fork left into New Road. Follow the road for just over a mile, over the level crossing, through Mill terrace and up the hill. Turn left into Fforestfach and follow the road all the way round into Parc Gwernen and as you reach the end of the estate turn right and the property can be identified by our For Sale board.

## NOTE

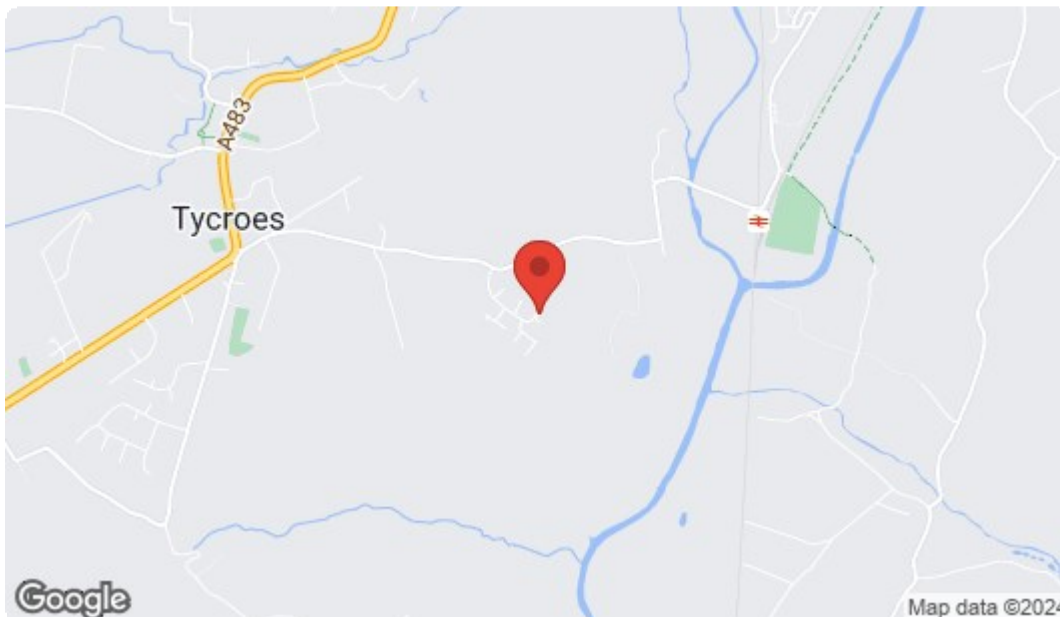
All photographs are taken with a wide angle lens.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.