



42 Fforest Fach, Tycroes, Ammanford, SA18 3PR

Offers in the region of £169,999

NO CHAIN! A semi detached 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 entrance hall, downstairs WC, lounge, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating(boiler installed in August 2023), uPVC double glazing, side car parking for 2 cars and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with laminate floor, radiator and coved ceiling.

Downstairs WC

3'10" x 5'1" (1.18 x 1.57)



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

Lounge/Diner

21'1" red to 12'9" x 14'9" red to 7'2" (6.43 red to 3.91 x 4.52 red to 2.20)



with stairs to first floor, under stairs storage, laminate floor, 2 radiators, coved ceiling and uPVC double glazed window to side and French doors to side.

Kitchen

7'9" x 7'3" (2.38 x 2.21)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating (installed in August 2023), part tiled walls, tiled floor, coved ceiling and uPVC double glazed window to side.

First Floor

Landing

with coved ceiling and uPVC double glazed window to side.

Bedroom 1

11'1" x 8'2" (3.38 x 2.49)



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

Bedroom 2

9'6" x 8'1" (2.92 x 2.48)



with hatch to roof space, radiator, coved ceiling and uPVC double glazed window to side.

Bedroom 3

5'3" x 6'3" (1.61 x 1.92)



with built in cupboard, radiator, coved ceiling and uPVC double glazed window to side.

Bathroom

6'2" x 6'3" (1.89 x 1.91)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, extractor fan, radiator, coved ceiling and uPVC double glazed window to side.

Outside



with gravelled garden to side, paved pathway to rear garden with decking area, gravelled garden, fish pond, paved patio, mature shrubs and trees and off road parking to side for 2 cars.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

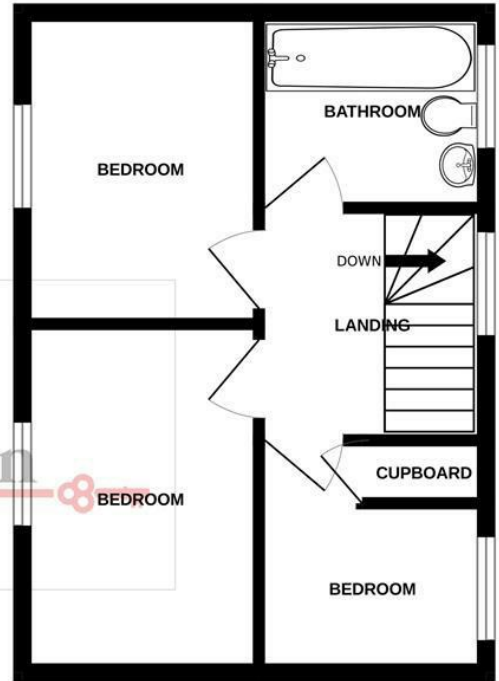
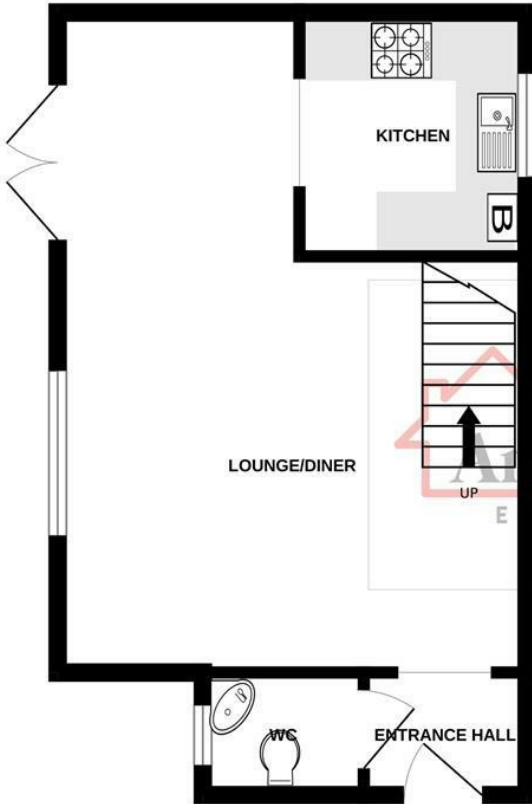
All internal photographs are taken with a wide angle lens.

Directions

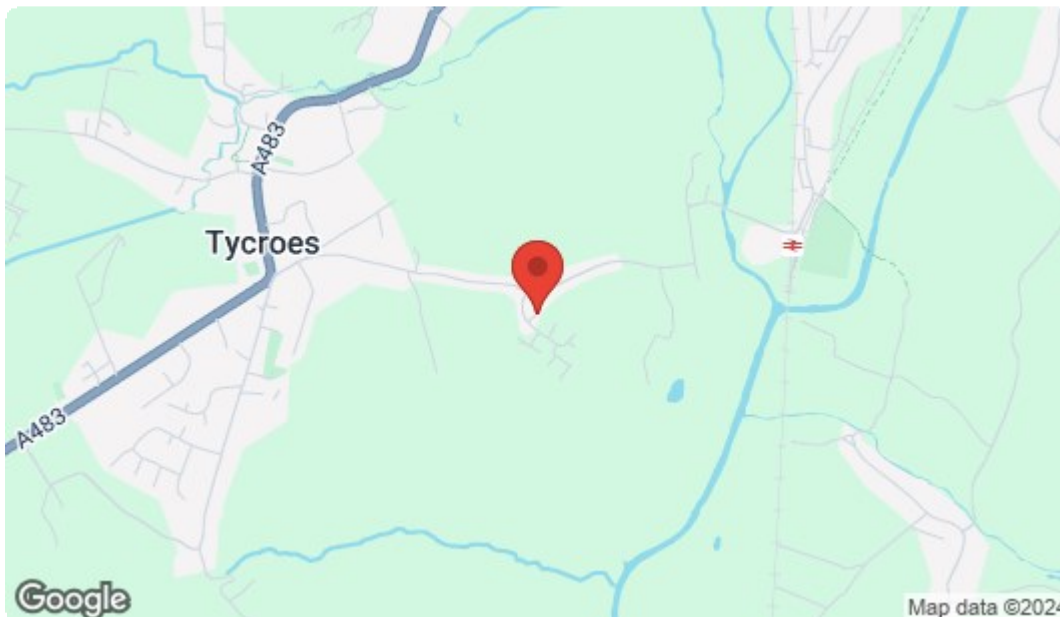
Leave Ammanford on Wind Street. Proceed over the roundabout then fork left into New Road. Follow the road for just over a mile, over the level crossing, through Mill terrace and up the hill. Turn left into Fforestfach and follow the road and the property can be found on the right hand side, identified by our For Sale board.

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			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

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