



**56 Cwmfferws Road, Tycroes, Ammanford, SA18 3UA**

**Offers in the region of £325,000**

A detached house set on a quiet side road on the edge of the village of Tycroes, close to local amenities, 2 miles to Ammanford town centre with its wider range of schooling, shopping and transport facilities and only 3 miles from the M4 motorway at Junction 49.

Accommodation comprises entrance hall, lounge, dining room, kitchen, downstairs bathroom, 4 bedrooms and separate WC. The property benefits from oil central heating, uPVC double glazing, off road parking and front and rear gardens.

## Ground Floor

Hardwood entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, picture rail, radiator and stained circular window to front.

### Lounge

13'8" x 10'5" (4.19 x 3.19)



with log burner in feature surround, alcove cupboard, exposed floorboards, radiator and uPVC double glazed bow window to front.

### Dining Room

11'8" x 10'6" (3.57 x 3.21)



with tiled fireplace, alcove cupboard, exposed floorboards, radiator and uPVC double glazed window to rear and door to side.

## Kitchen

17'6" x 8'9" red to 7'7" (5.34 x 2.68 red to 2.32)



with range of fitted base and wall units, single drainer sink unit with mixer taps, Range cooker, plumbing automatic washing machine, tiled floor, radiator, shelving and 2 uPVC double glazed windows to side.

### Downstairs Bathroom

6'4" x 5'6" (1.95 x 1.68)



with vanity wash hand basin, panelled bath with shower attachment taps, radiator, part tiled walls and uPVC double glazed window to side.

## First Floor

### Landing

with hatch to roof space, exposed floorboards and uPVC double glazed window to side.

### Bedroom 1

14'11" x 10'7" (4.55 x 3.25)



with tiled fireplace, exposed floorboards, radiator and uPVC double glazed bow window to front.

### Bedroom 2

11'6" x 10'8" (3.51 x 3.26)



with tiled fireplace, exposed floorboards, radiator and uPVC double glazed window to rear.

### Bedroom 3

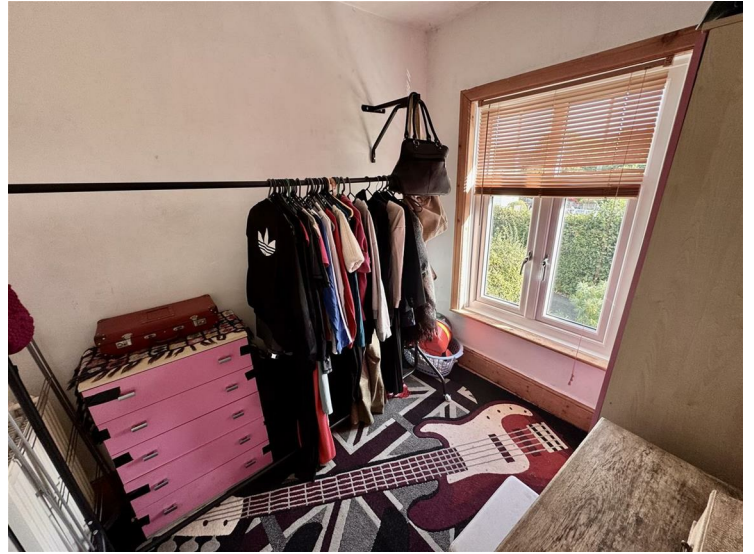
8'5" x 10'1" (2.57 x 3.08)



with exposed floorboards and uPVC double glazed window to rear.

### Bedroom 4

8'2" x 6'8" (2.49 x 2.05)



with radiator and uPVC double glazed window to front.

## WC

4'3" x 5'6" (1.32 x 1.70)



proceed over the roundabout and then travel for almost 2 miles to the village of Tycroes. Turn right into Cwmfferws Road immediately after the Mountain Gate Pub and follow the road down the hill and round the bend and continue on the road and the property can be found on the left hand side, identified by our For Sale board.

with low level flush WC, pedestal wash hand basin, exposed floorboards, radiator and uPVC double glazed window to side.

## Outside



with gravelled garden to front, side drive leading to rear garden with 2 stone gardens, lawned garden, timber shed and mature shrubs and trees.

## Services

Mains electricity, water and drainage.

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

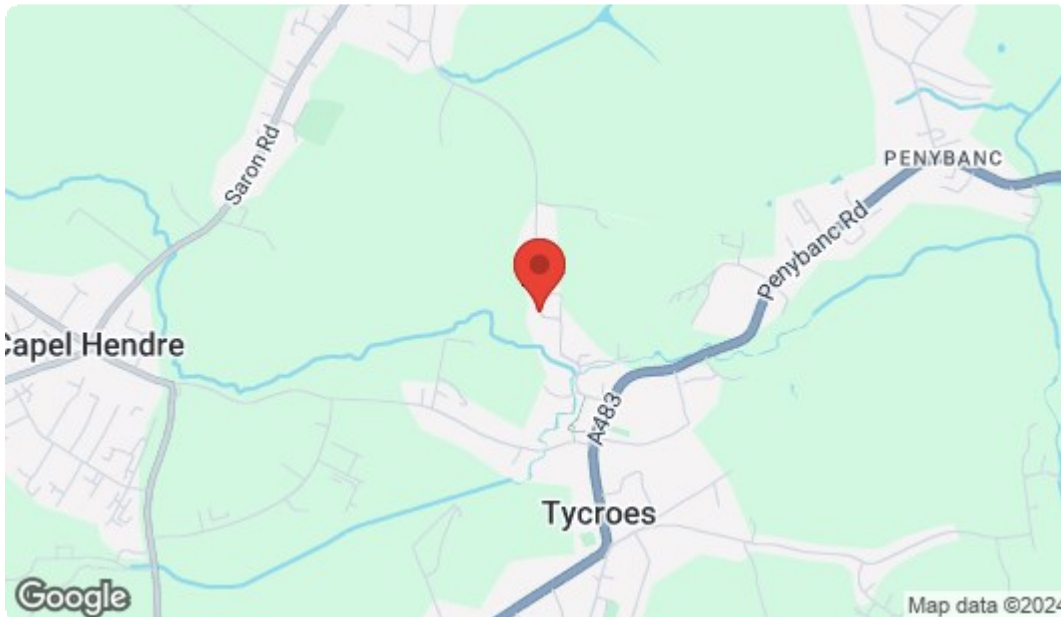
Leave Ammanford on Wind Street,

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.