



1 Fforest Fach, Tycroes, Ammanford, SA18 3PT

Offers in the region of £330,000

NO ONWARD CHAIN!

A large 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, lounge/diner, kitchen, utility room, snug, downstairs WC, 5 bedrooms and 2 bathrooms. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, integral garage and surrounding gardens.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, laminate floor, radiator and textured and coved ceiling.

Lounge/Diner

23'6" x 15'6" red to 10'0" (7.18 x 4.74 red to 3.07)



with gas fire in feature surround, 2 radiators, laminate floor, textured and coved ceiling and uPVC double glazed window to front and Patio doors to rear.

Kitchen

12'1" x 8'2" (3.70 x 2.49)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, integrated automatic dishwasher, built in cupboard, part tiled walls, tiled floor, coved ceiling and uPVC double glazed window to rear.

Utility

9'8" x 4'0" (2.96 x 1.23)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear and door to front.

Snug

16'3" x 12'11" (4.96 x 3.94)



with gas fire in feature surround, stairs to first floor, radiator, textured ceiling and uPVC double glazed patio doors to side.

WC

2'6" x 8'3" (0.78 x 2.53)

with low level flush WC, vanity wash hand basin, radiator, textured and coved ceiling and access to garage.

First Floor

Landing

with uPVC double glazed window to side.

Bedroom 3

13'11" x 9'11" (4.26 x 3.04)



with fitted wardrobes, wood floor, radiator, textured ceiling and uPVC double glazed window to rear.

Shower Room

5'0" x 7'11" (1.53 x 2.43)



with low level flush WC, pedestal wash hand basin, shower cubicle with electric shower, tiled walls, laminate floor, radiator, textured and coved ceiling, downlights and uPVC double glazed window to side.

Hall

Bedroom 4

6'5" x 12'11" max (1.96 x 3.96 max)



with fitted wardrobes, hatch to roof space, radiator, textured and coved ceiling, downlights and uPVC double glazed window to front.

Bedroom 1

11'6" x 11'5" (3.52 x 3.49)



with 2 built in cupboards, radiator, textured and coved ceiling and uPVC double glazed window to front.

Landing

with hatch to roof space, built in cupboard, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 2

9'4" x 12'6" (2.87 x 3.82)



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

Bedroom 5

8'6" x 7'0" (2.61 x 2.15)



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

Bathroom

5'6" x 7'10" (1.70 x 2.4)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, laminate floor, tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with lawned garden, gravelled area and Tarmac drive for 5 cars to front, side access to rear garden with raised flower beds, gravelled areas, lawned garden, barbecue area and decked area.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

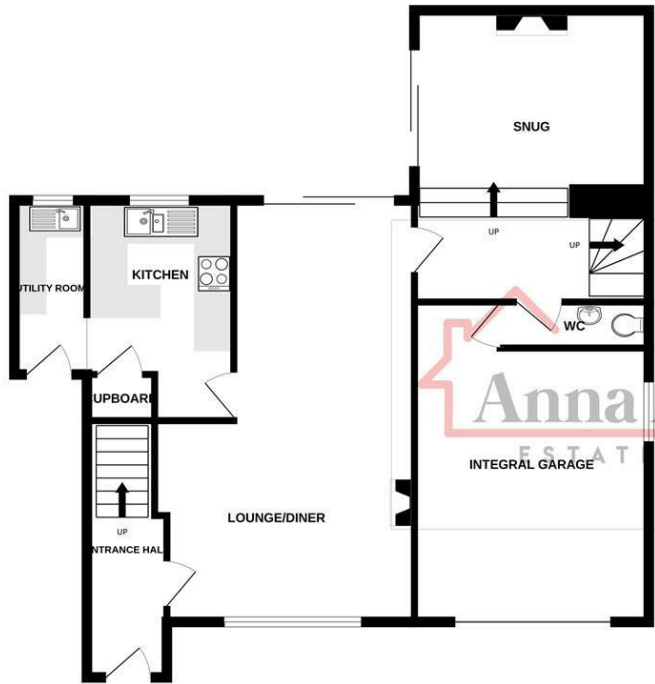
NOTE

All internal photographs are taken with a wide angle lens.

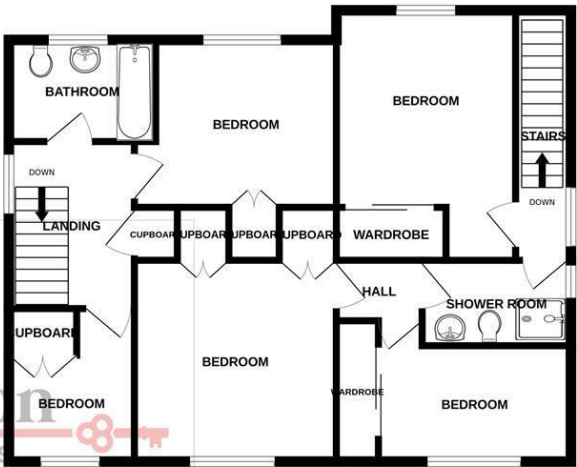
Directions

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 the property can be found on the right hand side, identified by our For Sale board.

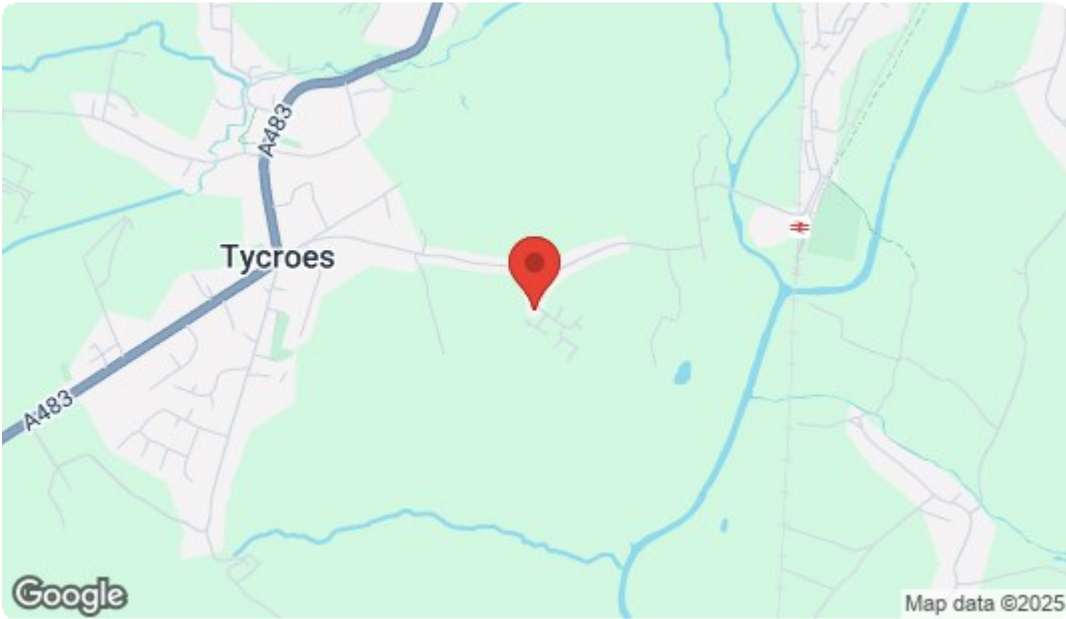
GROUND FLOOR



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		
(81-91) B		
(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.