



**12 Ffordd Y Deri, Tycroes, Ammanford, SA18 3NH**

**Offers in the region of £385,000**

**NO ONWARD CHAIN!**

We are delighted to offer for sale this detached house set in a small cul-de-sac of similar style properties in the centre of the popular village of Tycroes within easy access of the M4 motorway and Ammanford town centre.

Accommodation comprises entrance hall, lounge, kitchen/diner, snug, utility room, store room, 4 bedrooms one with ensuite and family bathroom. The property benefits from gas central heating, uPVC double and triple glazing, off road parking and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, radiator, tiled floor and coved ceiling.

## Downstairs WC

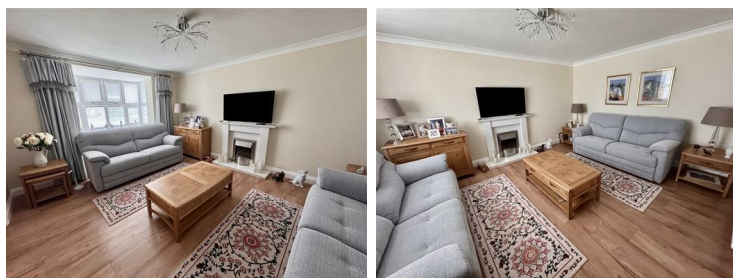
6'0" x 2'7" (1.83 x 0.81)



with low level flush WC, vanity wash hand basin with cupboard under, radiator, part tiled walls, tiled floor and extractor fan.

## Lounge

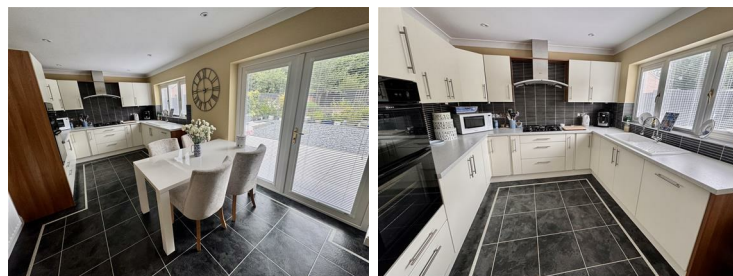
15'3" inc to 18'11" x 12'7" (4.65 inc to 5.78 x 3.85)



with electric fire in feature surround, Karndean flooring, radiator, coved ceiling and uPVC triple glazed bay window to front.

## Kitchen

9'10" x 19'9" (3.00 x 6.03)



with range of fitted base and wall units, single drainer sink unit with monobloc tap, 5 ring gas hob, built in double oven, integrated automatic dishwasher, integrated fridge, part tiled walls, Karndean flooring, radiator, downlights, coved ceiling and uPVC double glazed window and French doors to rear.

## Snug

10'9" x 8'8" (3.30 x 2.66)



with Karndean flooring, radiator, coved ceiling and uPVC double glazed window to side and French doors to rear.

## Utility Room

5'4" x 8'11" (1.64 x 2.72)



with range of fitted base units, stainless steel single drainer sink unit, plumbing for automatic washing machine, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, Karndean flooring, coved ceiling and uPVC double glazed door to side.

## Store Room

8'9" x 8'7" (2.69 x 2.64)



with coved ceiling.

## First Floor

### Landing

with hatch to roof space with drop down ladder to boarded attic space with light and coved ceiling.

## Bedroom 1

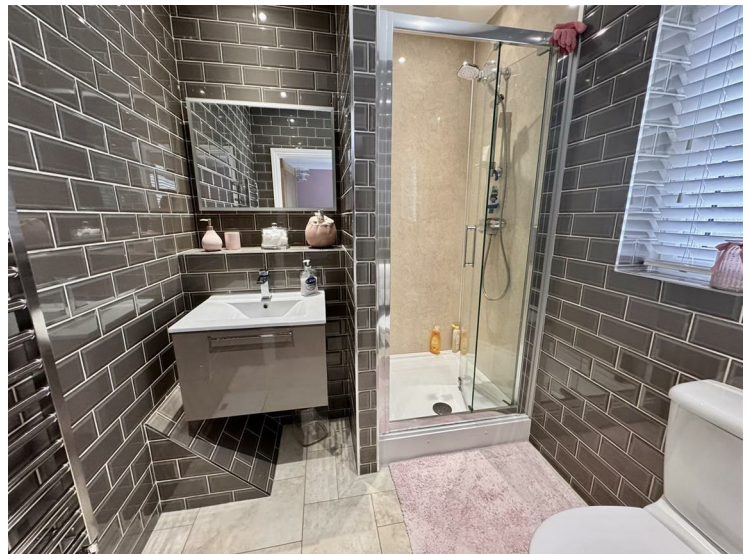
12'10" red to 9'10" x 13'10" red to 12'2" (3.92 red to 3 x 4.23 red to 3.71)



with built in wardrobes with hanging rails and shelving, Karndean flooring, radiator, coved ceiling and uPVC double glazed window to front.

## En Suite

6'1" x 6'7" (1.87 x 2.02)



with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle with Respatex walls and mains shower, Karndean flooring, tiled walls, heated towel rail, extractor fan, downlights and uPVC double glazed window to front.

### Bedroom 2

12'10" x 9'1" (3.93 x 2.78)



with built in wardrobe with hanging rails and shelving, Karndean flooring, radiator, coved ceiling and uPVC double glazed window to front.

### Bedroom 3

8'6" x 16'5" (2.61 x 5.02)



with Karndean flooring, radiator, coved ceiling and 2 uPVC double glazed windows to rear.

### Bedroom 4

7'9" x 12'6" (2.37 x 3.83)



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

### Bathroom

7'1" x 8'6" (2.16 x 2.61)



with low level flush WC, pedestal wash hand basin, built in cupboard, panelled bath, part tiled walls, tiled floor, extractor fan, radiator, downlights and uPVC double glazed window to side.

## Outside



with tarmac drive external electrical socket, outside tap, gravelled garden to front, paced walkway either side of the property to rear south facing garden with composite decked area, timber shed with electric installed, paved patio area, gravelled areas, raised flowerbeds with gravel borders, further raised composite decked area with pond, external electrical and gas point and outside tap.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

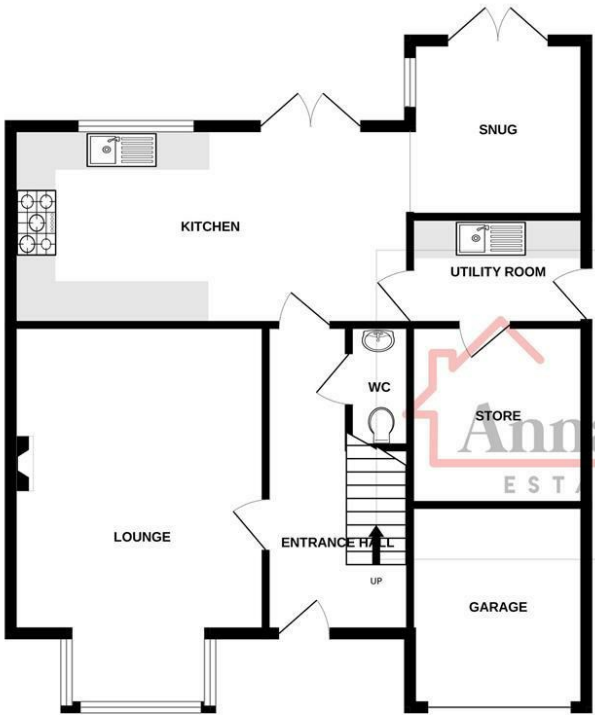
## NOTE

All internal photographs are taken with a wide angle lens.

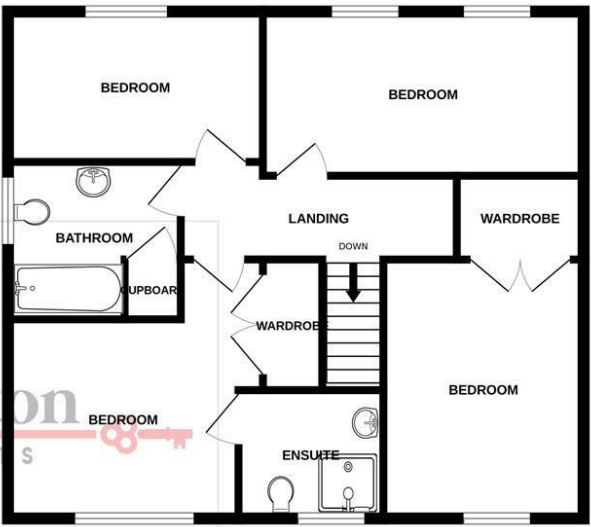
## Directions

Leave Ammanford on Wind Street, proceed through the roundabout and travel approximately 2 miles to the village Tycroes. Turn left into Tycroes Road and first right into Ffordd Y Deri 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	72	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81 plus) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.