



**12 Fforest Fach, Tycroes, Ammanford, SA18 3PT**

**Offers in the region of £169,950**

- End terrace house
- Gas central heating
- Off road parking
- 3 bedrooms
- uPVC double glazing
- Front and rear gardens

## Ground Floor

uPVC double glazed entrance door into

### Lounge

14'0" x 14'7" (4.29 x 4.45)



with electric fire set in feature fireplace, stairs to first floor with storage, radiator, textured and coved ceiling, uPVC double glazed window to front and double doors to:-

### Kitchen

8'5" x 6'5" (2.58 x 1.97)



with range of base and wall units, single bowl single drainer sink unit with monobloc taps, 4 ring gas hob with extractor over, integrated oven, plumbing for automatic washing machine, part tiled walls, textured ceiling and uPVC double glazed window and patio doors to rear.

## First Floor

### Landing

with hatch to roof space, textured ceiling and built in cupboard with slatted shelving.

## Bedroom 1

10'7" x 8'1" (3.23 x 2.48)



with radiator, textured ceiling and uPVC double glazed window to front.

## Bedroom 2

9'7" x 8'0" (2.94 x 2.46)



with radiator, built in mirror frothed wardrobes, textured ceiling and uPVC double glazed window to rear.

## Bedroom 3

6'11" x 6'4" (2.11 x 1.94)



with radiator, textured ceiling and uPVC double glazed window to front.

## Bathroom

6'1" x 6'3" (1.86 x 1.92)



with low level flush WC, pedestal wash

hand basin, panelled bath with electric shower over, part tiled walls, extractor fan, radiator, textured ceiling and uPVC double glazed window to rear.

### **Outside**

Tarmacadam parking area and lawned garden to front. Gated access to rear garden with paved patio area, steps up to lawned garden, outside tap and outside light.

### **Services**

Mains water, electricity, gas and drainage.

### **Council Tax**

Band B.

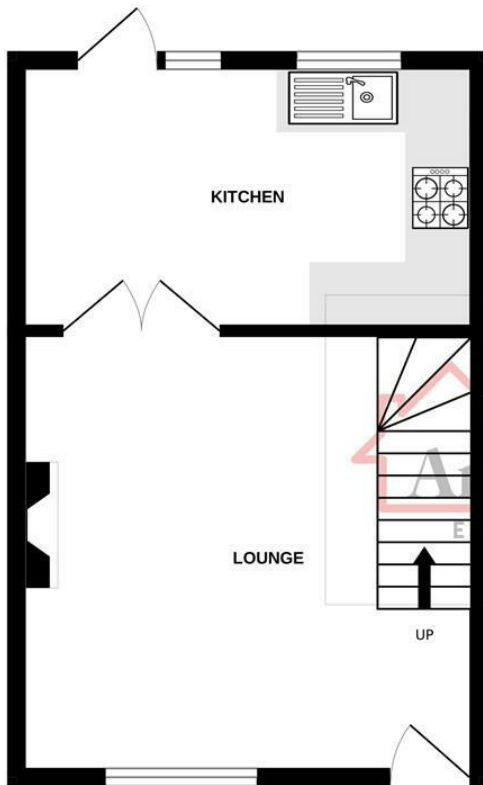
### **Directions**

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.

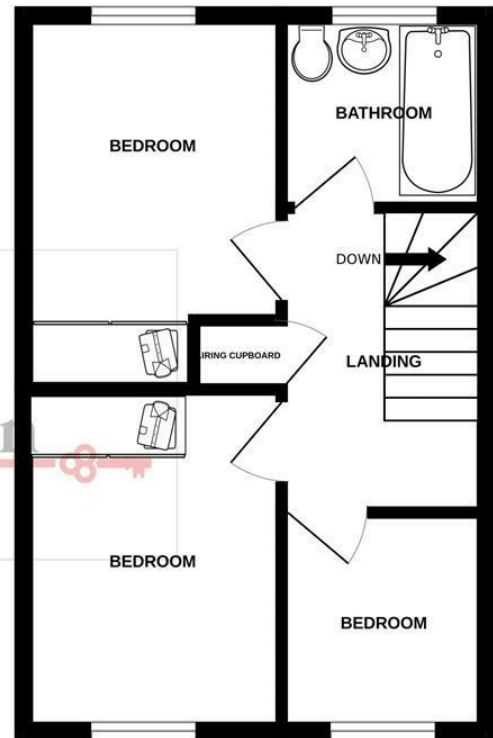
### **NOTE**

All photographs are taken with a wide angle lens.

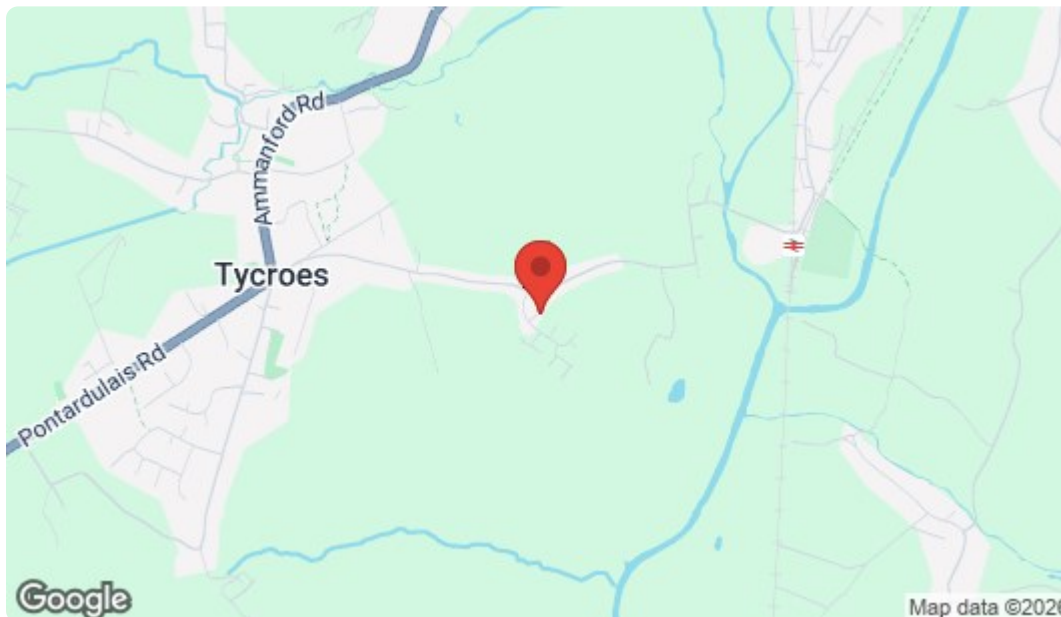
GROUND FLOOR



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 |         |                         |
| (92 plus) A                                 |         | 100                     |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 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.