



**59 Parc Gwernen Fforest Fach, Tycroes, Ammanford, SA18 3PR**

**Asking price £189,950**

- End terraced
- Gas central heating
- Off road parking
- 3 Bedrooms
- uPVC double glazing
- Rear and side garden



## Ground Floor

uPVC double glazed entrance door to

## Entrance hall

with radiator and coved ceiling

## Downstairs WC

5'8" x 3'9" (1.73 x 1.15)



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

## Lounge/Diner

14'10" x 23'0" (4.53 x 7.03)



with two radiators, coved ceiling, uPVC double glazed window and patio doors to rear

## Kitchen

7'1" x 8'6" (2.18 x 2.60 )



with base and wall units, display cabinets, wine rack, stainless steel sink unit with monobloc tap, 4 ring induction hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, coved ceiling and uPVC double glazed window to front

## First Floor

## Landing

with hatch to roof space, airing cupboard, coved ceiling and uPVC double glazed window to front

## Bedroom 1

8'0" x 12'0" (2.46 x 3.67 )



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



## Bedroom 2

8'1" x 10'6" (2.47 x 3.22)



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

## Bedroom 3

6'4" x 7'5" (1.94 x 2.27)



with radiator, coved ceiling and uPVC double glaze window to front

## Bathroom

6'4" x 6'2" (1.95 x 1.89 )



with low level flush WC, pedestal wash hand basin, panel bath with shower attachments, electric shower, extractor fan, radiator, coved ceiling and uPVC double glazed window to front

## Outside



with off road parking to side, side access to rear garden leading to enclosed paved area, artificial grass area, lawned area, wooden shed with power and electric to side, gravelled area and further gravelled area to side

## Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:gas central heating

Broad Band Speed: Download- 1800Mbps,

Upload-220 Mbps

Mobile coverage:Vodafone- 80%, three  
77%, EE 74%, O2 62%

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- very Low  
Risk, Flooding from surface water and  
small watercourses- Low risk

Rights and Easements:

Restrictions:

#### **Council Tax**

Band- C

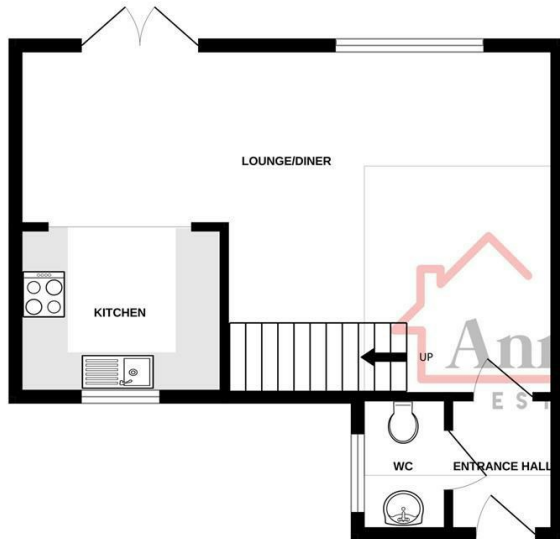
#### **NOTE**

All photographs are taken with a wide angle  
lens.

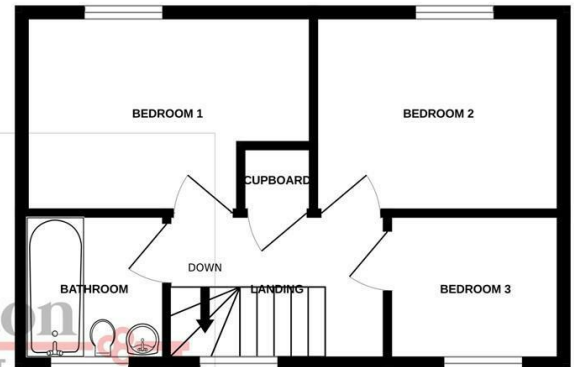
#### **Directions**

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 all the way  
round into Parc Gwernen and as you reach  
the end of the estate turn left and the  
property can be found on the left hand side.

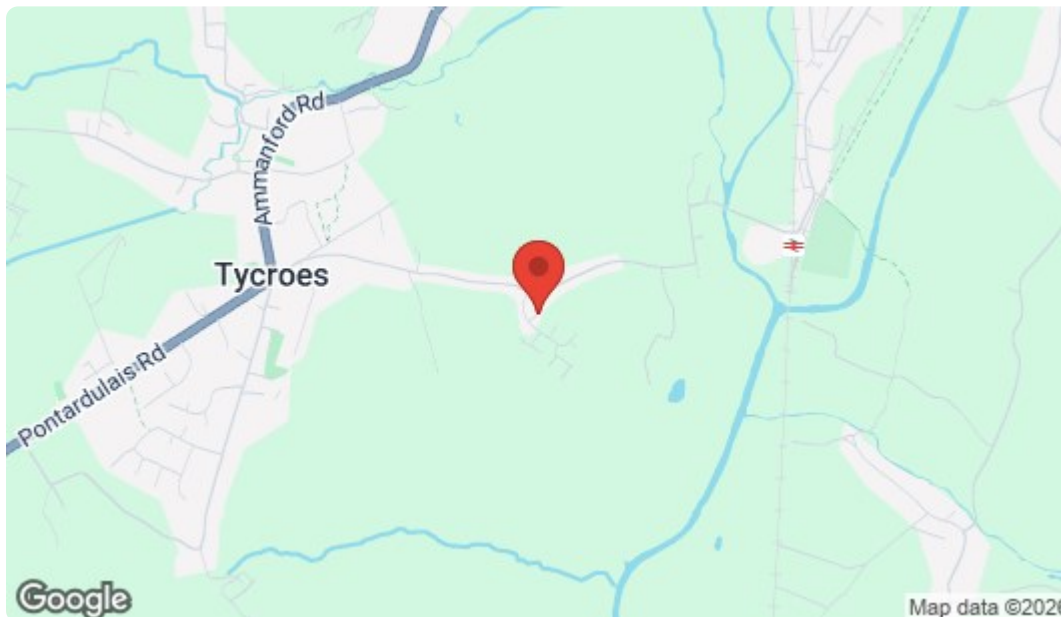
GROUND FLOOR



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                             | 76      | 81        |
| EU Directive 2002/91/EC                     |         |           |

Please note:

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