

Fforestfach, Tycroes, Ammanford, SA18 3PT

Offers In Region Of £179,950

Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Fforestfach, Tycroes, Ammanford, SA18 3PT

A three bedroom property situated on a popular development in the village of Tycroes with ease of access to the M4 motorway via junction 49 at Pont Abraham. The property enjoys patio doors from the lounge opening out to a mature rear garden that benefits from a great deal of privacy. The property provides off road parking leading to a carport which can be used as storage if preferred. There is mains gas fired central heating and double glazing to the property.

The village of Tycroes offers excellent transport links, including a train station in the neighbouring village of Pantyffynnon, and provides a range of everyday amenities including a primary school, post office, local shop, and GP surgery. Further shopping and leisure facilities can be found just a short drive away in Ammanford town centre.







Entrance Hallway:

Stairs to first floor, understairs storage cupboard, LVT flooring, single panel radiator.

Kitchen:

3.78m x 2.72m (12'5"/10'1" x 8'11")

Double glazed window to front, double glazed glass panel door to side, fitted with a range of wall and base units, single bowl sink unit and draining board, plumbing for washing machine, gas hob, electric oven and extractor fan over, part tiled walls, built in cupboard, Amtico flooring.

Lounge:

4.72m x 3.61m (15'6" x 11'10")

Double glazed patio doors to rear, LVT flooring, two single panel radiators.













First Floor Landing:

Entrance to loft with drop down ladder and part boarded for storage, built in cupboard.

Bedroom One:
3.99m x 2.95m (13'1" x 9'8")

Double glazed window to front, built in cupboard, single panel radiator.

Bedroom Two:
2.72m x 2.41m (8'11" x 7'11")

Double glazed window to rear, single panel radiator.

Bedroom Three:
2.62m x 2.08m (8'7" x 6'10")

Double glazed window to rear, single panel radiator.

Bathroom:
1.85m x 1.83m (6'1" x 6'0")

Double glazed obscure window to side, suite comprises panelled bath with shower over, WC, pedestal wash hand basin, walls tiled to ceiling, single panel radiator.

Externally:

Driveway and gravelled area to front leading to carport giving access to a good sized mature rear garden with trees and shrubs, part laid to lawn, gravelled and artificial lawned areas. The

Services:

We are advised all main services are connected.

Tenure:

Freehold.

Council Tax:

C.





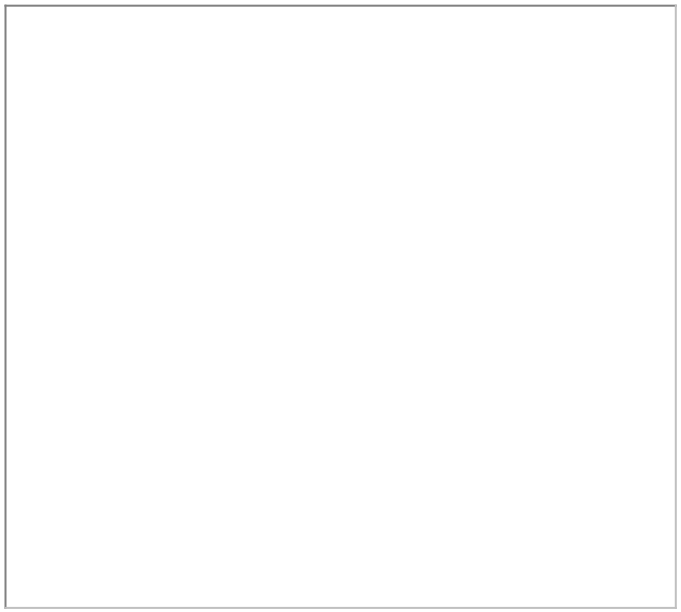


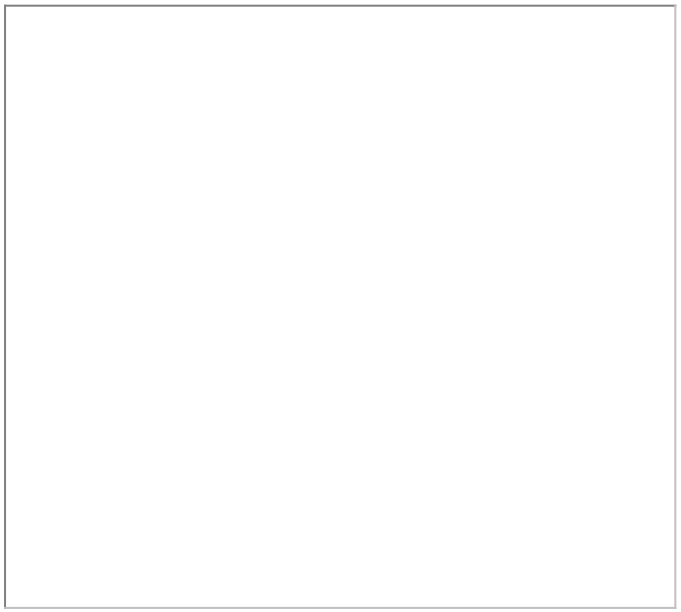
Broadband/Mobile Phone Coverage:

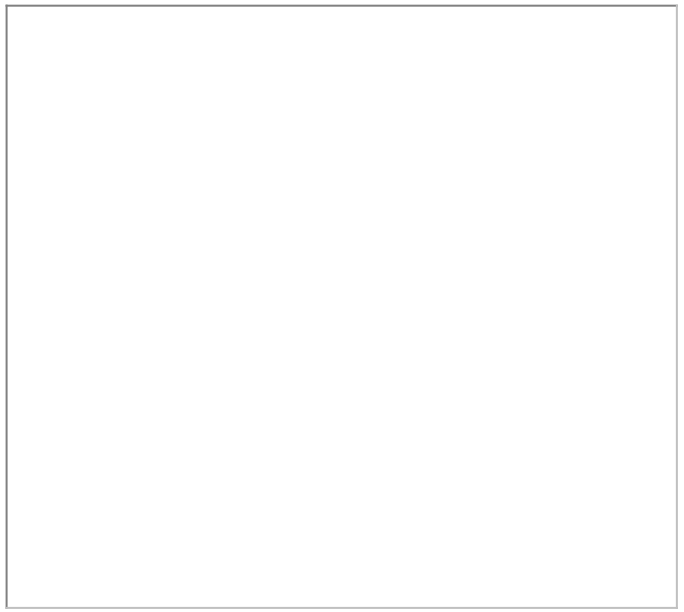
There is superfast broadband and mobile phone coverage in the area.

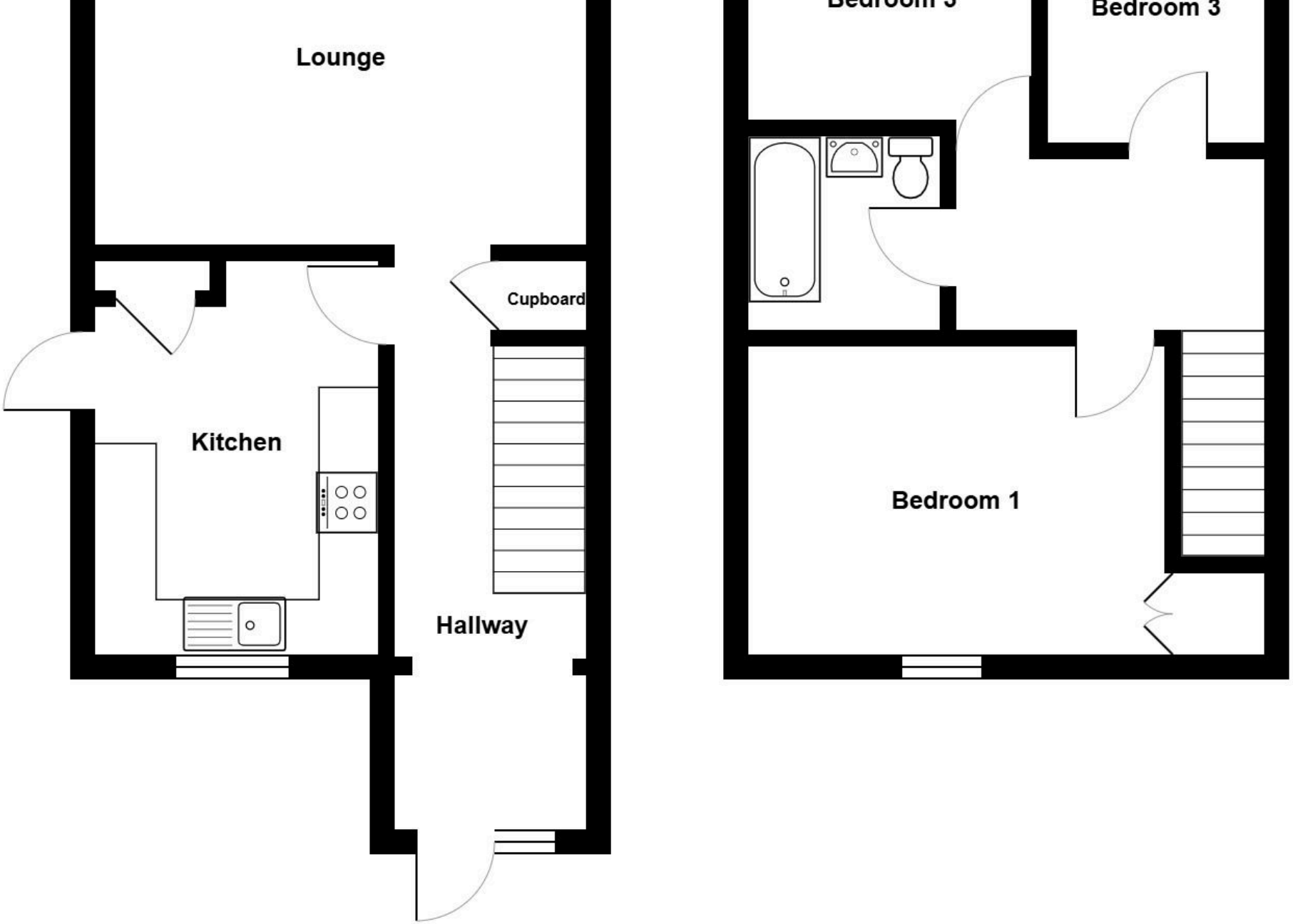
Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.









Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128

Calow Evans Estate Agents is a private limited Company registered in England in Wales. Registration number: 13716430, registered name is Calow Evans Limited. Registered office address: 38 College Street, Ammanford, SA18 3AF