



**85 Cwmfferws Road, Tycroes, Ammanford, SA18 3TU**

**Offers in the region of £315,000**

A detached house situated in the village of Tycroes, close to local amenities, 2 miles from Ammanford town centre and within easy access of the M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, kitchen/diner, 3 bedrooms, study and bathroom. The property benefits from LPG central heating, uPVC double glazing, rear garden, side drive and garage.

EPC - F31

## Ground Floor

uPVC double glazed entrance door to

### Entrance hall

with stairs to first floor and coved ceiling.

### Lounge

14'6" x 11'7" (4.43 x 3.55)



with log burner with oak mantle and slate hearth, radiator, part coved ceiling and uPVC double glazed window to front.

### Sitting Room

14'5" x 10'9" min (4.41 x 3.29 min)

with electric fireplace, radiator, oak flooring, coved ceiling and uPVC double glazed window to front.

### Dining Room

12'0" x 10'4" (3.67 x 3.16)



with radiator, slate flooring and uPVC double glazed patio doors to side

### Kitchen

13'2" x 7'6" (4.03 x 2.29)



with base and wall units, stainless one and a half sink unit with monobloc tap, 4 ring gas

hob with extractor over and oven under, integrated dishwasher, part tiled walls, slate floor, velux window and uPVC double glaze widow to side

### Utility

4'8" x 8'8" (1.44 x 2.65)



with base and wall units, plumbing for automatic washing machine, part tiled walls and slate floor.

### Downstairs WC

7'11" x 2'8" (2.43 x 0.82)



with low level flush WC, vanity wash hand basin with cupboards under, slate floor, and extractor fan

## First Floor

### Landing

with coved ceiling.

### Bedroom 1

9'8" x 18'4" (2.96 x 5.59)



with radiator, hatch to roof space, coved ceiling and two uPVC double glazed windows to front

### Bedroom 2

12'0" x 10'2" (3.66 x 3.12)



with radiator, coved ceiling, built in cupboard and uPVC double glazed window to side

### Bedroom 3

10'2'3" x 8'6" (31.18 x 2.61 )



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

### Store Room

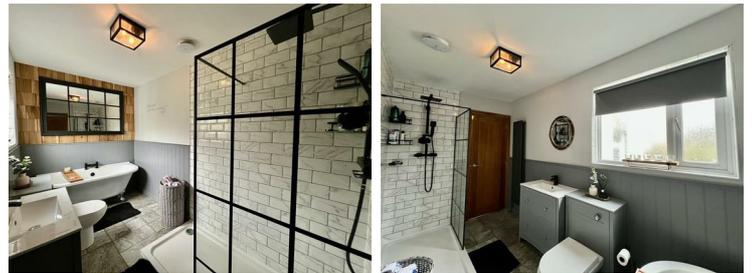
5'2" x 8'7" (1.59 x 2.62 )



with radiator and coved ceiling

### Bathroom

5'10" x 11'8" (1.79 x 3.57 )



with low level flush WC, vanity wash and basin, free standing bath with central taps, walk in shower enclosure with mains shower, part tiled walls, tiled floor, extractor fan, radiator and uPVC double glazed window to rear

### Outside

with gravelled area to front, lawned area to side and rear and mature shrubs to side. Side drive leading to

### Double Garage

13'5" x 18'3" (4.11 x 5.58)

with up and over door and uPVC double glazed window and door to side.

### Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: LPG

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk from rivers but high risk from surface water and small water courses

Rights and Easements:

Restrictions:

#### **Council Tax**

Band

#### **NOTE**

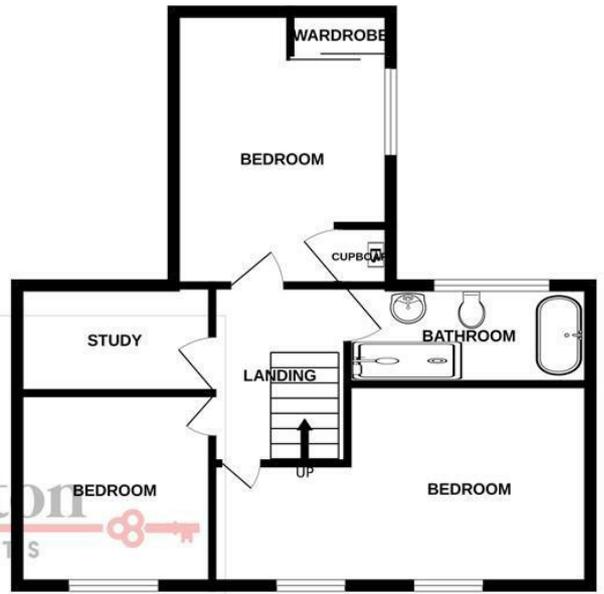
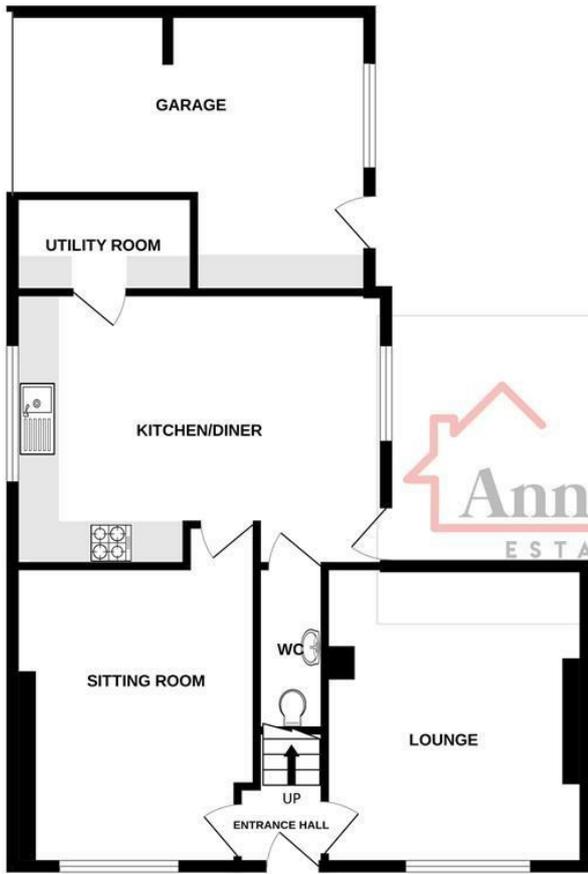
All photographs are taken with a wide angle lens.

#### **Directions**

Leave Ammanford on Wind Street and proceed straight over the roundabout, follow the road for approximately 2 miles, turn right after the Mountain Gate and follow the road for apporixamtely half a mile 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		72
(39-54) E	57	
(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		
(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 <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.