



**76 Cwmfferws Road, Tycroes, Ammanford, SA18 3UA**

**Offers in the region of £265,000**

A link detached house set on a quiet side road on the edge of the village of Tycroes, close to local amenities, 2 miles to Ammanford town centre with its wider range of schooling, shopping and transport facilities and only 3 miles from the M4 motorway at Junction 49.

Accommodation comprises entrance hall, lounge, dining room, office, kitchen, utility room, downstairs shower room, 3 bedrooms and bathroom. The property benefits from oil central heating, mostly uPVC double glazing, off road parking, integral garage and front and rear gardens,



## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, laminate floor, radiator and textured and coved ceiling.

## Lounge

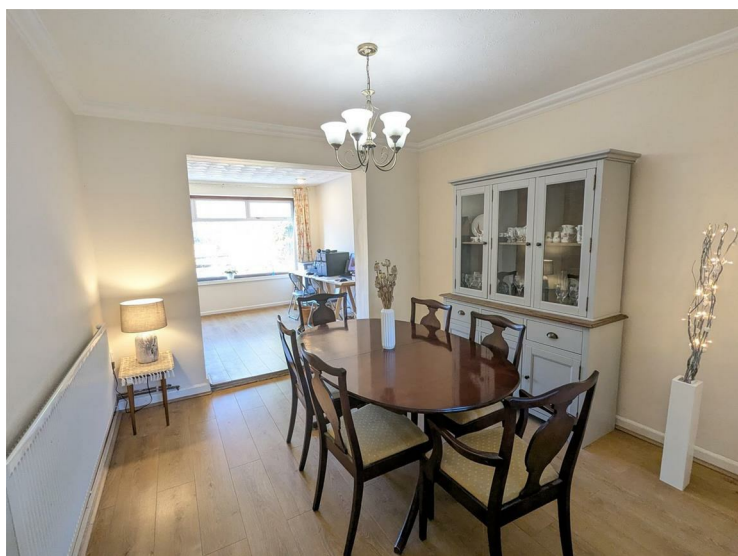
15'11" x 13'0" (4.86 x 3.97)



with fireplace, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front. Opening to

## Dining Room

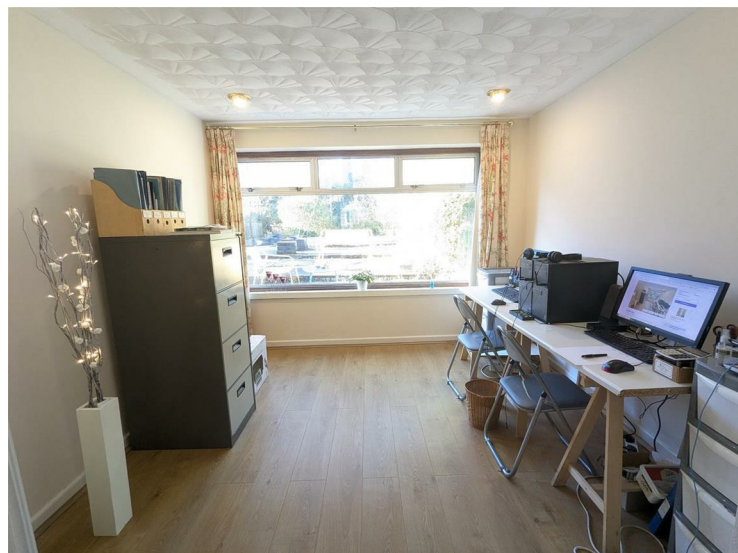
10'7" x 10'5" (3.23 x 3.19)



with laminate floor, radiator and textured and coved ceiling. Opening to

## Office

9'9" x 10'5" (2.99 x 3.18)



with laminate floor, textured ceiling and aluminium double glazed window to rear.

## Kitchen

21'8" x 8'2" (6.61 x 2.49)



with range of fitted base and wall units, display cabinets, plate rack, Belfast sink unit with mixer taps, Nexus range cooker with extractor over, breakfast bar, under stairs cupboard, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window to rear.

## Utility Room

7'0" x 7'6" (2.15 x 2.30 )



with plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating and uPVC double glazed window and door to rear.

## Downstairs Shower Room

6'1" x 4'11" (1.87 x 1.51)



with low level flush WC, pedestal wash hand basin and shower cubicle with electric shower, part tiled walls, tiled floor and extractor fan.

## First Floor

### Landing

with hatch to roof space, built in cupboard, textured and coved ceiling and uPVC double glazed window to side.

## Bedroom 1

13'11" x 11'8" (4.26 x 3.57)



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

## Bedroom 2

12'4" x 11'8" (3.77 x 3.57)



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



### Bedroom 3

10'3" x 6'11" (3.13 x 2.11)



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

### Bathroom

5'6" x 4'11" (1.70 x 1.51)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps over and glass screen, tiled walls, radiator, textured ceiling and uPVC double glazed window to rear.

### Separate WC

5'6" x 2'8" (1.70 x 0.83)



with low level flush WC, textured ceiling and uPVC double glazed window to side.

### Outside

with off road parking to front, front garden and side access to rear garden.

### Integral garage

with up and over door, power and light connected and door to

### Services

Mains electricity, water and drainage.

### NOTE

All internal photographs are taken with a wide angle lens.

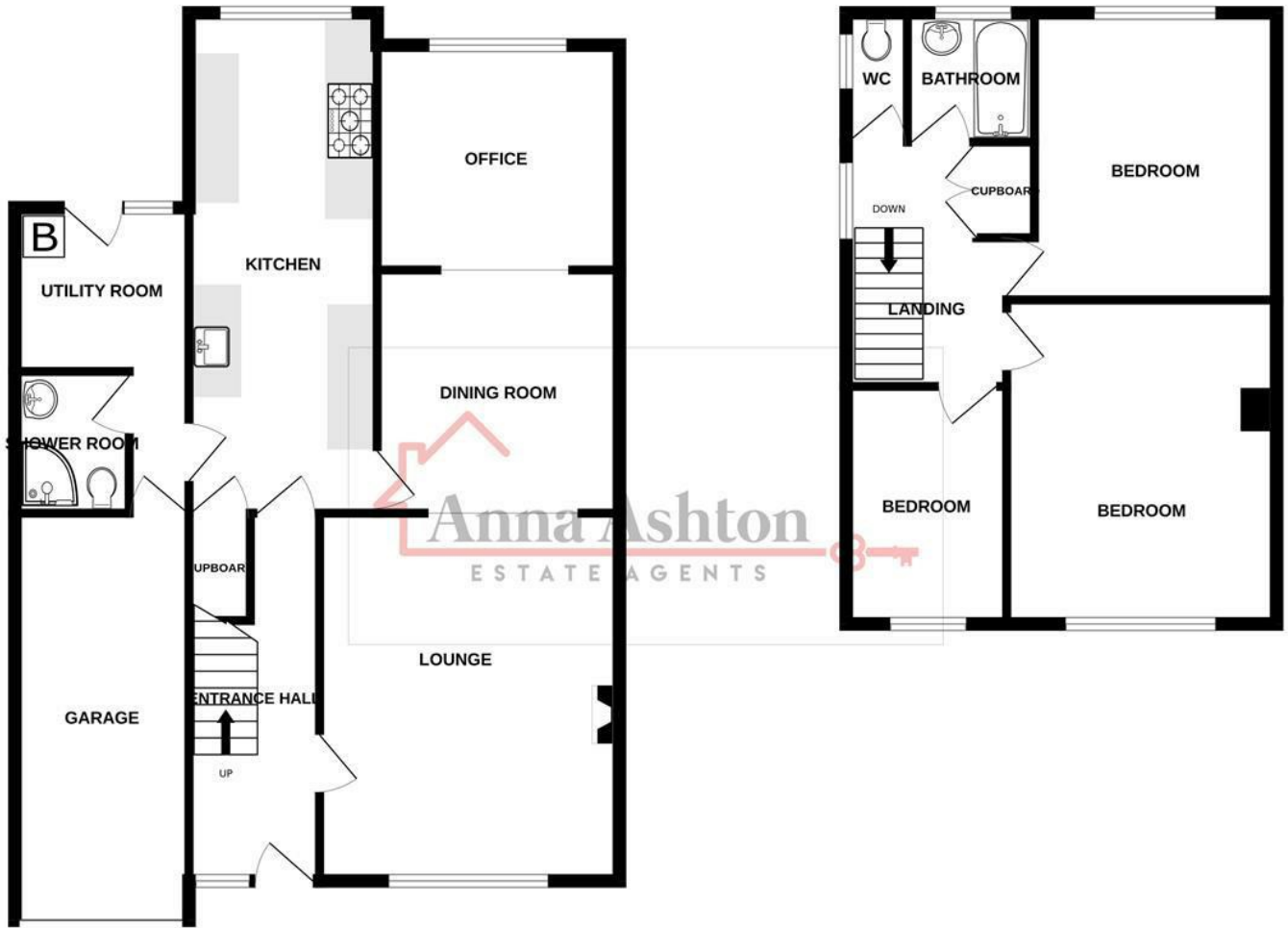
### Directions

Leave Ammanford on Wind Street, proceed over the roundabout and then travel for almost 2 miles to the village of Tycroes. Turn right into Cwmfferws Road immediately after the Mountain Gate Pub

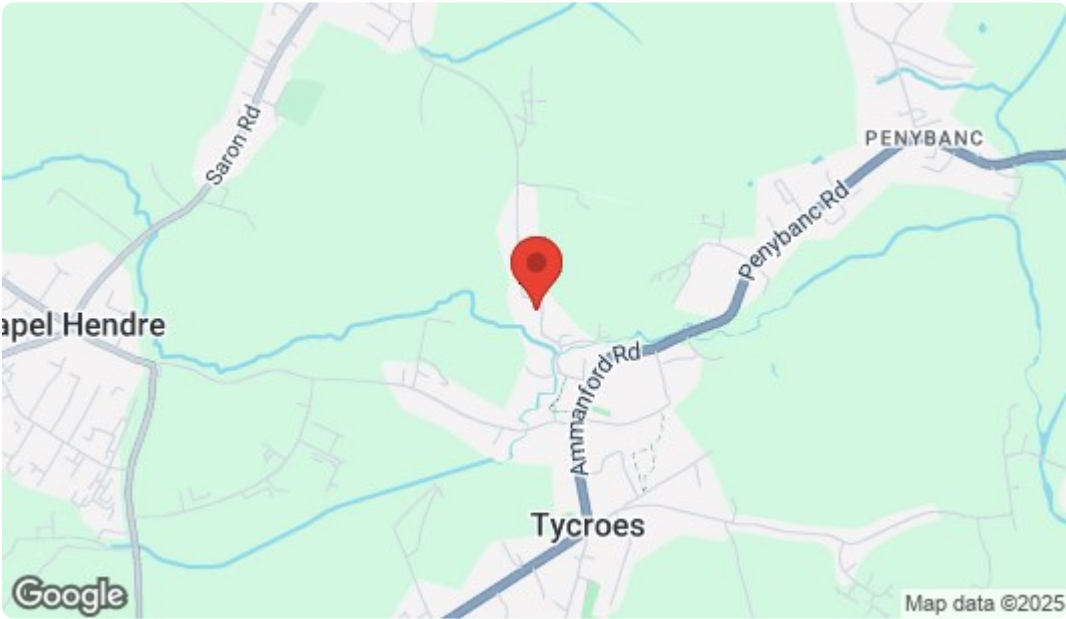
and follow the road down the hill and round the bend and continue on the road and the property can be found on the left hand side, identified by our For Sale board.

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		
(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		
(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.