

NEW
INSTRUCTION



1 Fforest Fach, Tycroes SA18 3PT

Offers in the region of £250,000

EER EIR

Superb 5 Bedroom Detached Family Home

Jack & Jill En-Suite

2 Reception Rooms

Gas Central Heating System & Double
Glazing

Versatile Accommodation

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ST/KH/52096/021017

DESCRIPTION

A beautifully presented detached family home conveniently situated to the M4 motorway in the village of Tycroes. This extended family home offers superb five bedroom accommodation and enjoys Jack and Jill en-suite facilities, family bathroom and ground floor WC. The two staircases are located at both ends of the property giving access to versatile accommodation and therefore would suit an extended family. Externally is a low maintenance south west courtyard garden ideal for entertaining with a fixed barbeque area, ample parking to the front and a garage suitable for conversion (stpp). The village of Tycroes offers good basic amenities such as a mini supermarket, take-away's, Dr Surgery and more. Out of town retailers are located at Cross Hands business park. Internal viewing is highly recommended to fully appreciate the accommodation this property has to offer.

ENTRANCE HALLWAY

Entered via door, double panel radiator, laminate floor, staircase to first floor, door to;

KITCHEN/BREAKFAST ROOM

12'1/9'8 x 8'2 (3.68m x 2.49m)
Double glazed window to rear, fitted with a range of Sigma 3 wall and base units, halogen hob, extractor fan over, electric oven, part tiled walls, breakfast bar, integrated dishwasher, 1½ bowl sink and drainer, double panel radiator, under stairs storage cupboard housing the gas boiler providing domestic hot water and central heating, ceramic tiled floor, opening to;

UTILITY ROOM

Double glazed door to front, double glazed window to rear, single panel radiator, ceramic tiled floor, fitted with wall and base units, single bowl sink and drainer, plumbing for washing machine.

LOUNGE/DINING ROOM

23'6/11' x 10' (7.16m x 3.05m)
Double glazed patio doors to rear, double glazed window to front, feature fireplace with coal effect gas fire set on a marble

hearth, two ceiling roses, two double panel radiators.

SITTING ROOM

16'3 x 8'2/12'11 (4.95m x 2.49m)
Double glazed patio doors to side, feature fireplace, coal effect gas fire with wooden surround set on a marble hearth, double panel radiator, downlighters, timbers to ceiling, feature brick wall, staircase to first floor.

CLOAKROOM

WC, wash hand basin, single panel radiator, door to garage.

FIRST FLOOR LANDING

Double glazed window to side, doors to;

BEDROOM 1

11'7 x 11'6 (3.53m x 3.51m)
Double glazed window to side, single panel radiator, pair of wardrobes.

BEDROOM 2

13'11 x 9'11 (4.24m x 3.02m)
Double glazed window to rear, exposed floor boards, wardrobes, downlighters, double panel radiator.

BEDROOM 3

8'7/6'5 x 7' (2.62m x 2.13m)
Double glazed window to side, single panel radiator, wardrobes.

BEDROOM 4

12'6/10'5 x 9'5 (3.81m x 2.87m)
Double glazed window to side, double panel radiator, fitted wardrobes.

BEDROOM 5/STUDY

10'9 (to wardrobes) x 6'5 (3.28m (to wardrobes) x 1.96m)
Double glazed window to side, wardrobe, single panel radiator, downlighters, entrance to loft.

JACK & JILL EN-SUITE

8' x 5' (2.44m x 1.52m)
Double glazed window to side, laminate floor, tiled shower cubicle, WC, wash hand basin, tiled walls, downlighters, single panel radiator.

FAMILY BATHROOM

7'10 x 5'6 (2.39m x 1.68m)
Double glazed windows to side and rear, suite comprises panelled bath with tiled shower, low level flush WC, pedestal wash hand basin, laminate floor, bathroom cabinet with mirror

and lighting above, double panel radiator, tiled walls with border tiling.

EXTERNALLY

The property is situated on a corner plot. To the front is a garden laid to lawn with trees, a tarmac driveway with floor lighting providing ample parking and turning space, small enclosed area, gated entrance leads to utility. To the rear is an enclosed low maintenance courtyard garden laid to natural stone paving, decked patio area, feature brick BBQ, water feature, gated side entrance, external lighting, side flower beds with flowers and shrubs.

INTEGRAL GARAGE

15'5 x 15'3 (4.70m x 4.65m)
Potential to convert subject to planning permission, lighting and power connected, single panel radiator.

SERVICES

We are advised that main services are connected to the property.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford Office, proceed back to the traffic lights turning right onto Wind Street. Where the road forks, take the left-hand turning into New Road. Continue through the village of Pantyffynnon and onto Tycroes where the development at Fforest Fach will be located on the left-hand side.