



# 10 Morryston Place, Tairgwaith SA18 1UT

Offers in the region of £79,999

EER:58 EIR:49

Two Bed Mid Terrace

Ground Floor Shower Room

Oil C/h & D/g

Views Of Trotting Track & Mountains

Semi Rural Location

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(20-25) A		
(81-91) B			(26-30) B		
(69-80) C			(31-35) C		
(55-68) D			(36-40) D		
(43-54) E			(41-45) E		
(31-42) F			(46-50) F		
(1-30) G			(51-55) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**DE/RO/75644/100820**

**DESCRIPTION**

**\*\*NO CHAIN\*\***

A mid terraced cottage overlooking the local trotting track with mountain views situated in the semi rural village of Tairgwaith. This ideal buy to let or first time buyers property enjoys two double bedrooms, oil fired central heating, double glazing and an enclosed rear garden. The neighbouring village of Gwaun Cae Gurwen offers good basic amenities. The main shopping and leisure facilities are located at Ammanford town centre.

**LOUNGE/DINING ROOM**

19'11 x 12'8'12 (6.07m x 3.66m)

Double glazed door and window to front, coal fire, stairs to first floor with storage cupboard under, 2 double panel radiators.

**SHOWER ROOM**

8'3 x 6'7'3'9 (2.51m x 2.01m)

Double glazed window to rear, suite comprising shower cubicle with electric shower, WC, wash hand basin set in storage unit, storage cupboard, tiled walls, single panel radiator.

**KITCHEN**

11'4'10'3 x 9'1 (3.45m x 2.77m)

Double glazed door and window to rear, fitted wall and base units, stainless steel sink and

drainer unit, space for cooker, plumbing for washing machine, single panel radiator.

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'7'12'1 x 10'4 (4.45m x 3.15m)

Double glazed window to front, single panel radiator.

**BEDROOM TWO**

9' x 8'11 (2.74m x 2.72m)

Double glazed window to rear, access to loft, single panel radiator.

**EXTERNALLY**

Steps lead up to the small frontage. To the rear is an enclosed garden with a **SHED** with power connected and also housing the Worcester oil boiler providing domestic hot water and central heating. There is also a lawned area with **2 FURTHER SHEDS**.

Please note, this property enjoys Right Of Way over the neighbouring property.

**SERVICES**

We are advised all mains are connected to the property (TBC) with oil fired central heating.

**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 office proceed to the traffic lights bearing left onto High Street signposted Glanamman on the A474. Continue through the villages of Glanamman, Garnant and proceed onto Gwaun Cae Gurwen. Take a left turning just before the level crossing signposted Brynamman and take first right hand turning and proceed to the village of Tairgwaith. Continue over the railway crossing taking first right turning onto Llwynycelyn Road whereby the property will be located on the left hand side.