



7 Rhodfa Brynros, Glanamman

Offers In Region Of £289,950



Calow Evans
Estate Agents

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INTERNAL VIEWING IS HIGHLY RECOMMENDED.

A well presented three bedroom detached property which has been refurbished by the current owner to provides integrated kitchen appliances, a newly fitted gas boiler and a multi fuel fire in the lounge. The kitchen enjoys French doors opening out to a low maintenance rear garden and the property provides ample parking and a detached garage to the rear. This well presented property is set within a popular residential development that's especially favoured by families.. The home enjoys a safe, friendly atmosphere with a strong sense of community. Local schools, parks, and everyday amenities are all close at hand, making day-to-day life convenient. The development is also well connected, offering easy access to transport links while still providing a calm, family-orientated environment - an ideal setting for those looking to put down long-term roots.





Entrance Hallway:

Column radiator, stairs to first floor.

Lounge:

4.27m x 4.24m (14'0" x 12'0"/13'11")

Double glazed window to front, feature fireplace with wooden mantle and multi fuel fire on granite hearth, column radiator, double doors with glass panels to kitchen.

Kitchen/Dining Room:

5.21m x 2.95m (17'1" x 9'8")

Double glazed glass panel door to side, double glazed window and double glazed French doors to rear, fitted with a range of wall and base units, single bowl sink unit and draining board, gas hob with 5 gas burners, electric oven and extractor hood over, plumbing for washing machine, integrated fridge/freezer, part tiled walls, under pelmet lighting, cupboard housing gas boiler providing domestic hot water and central heating, under stairs storage cupboard, vertical radiator.



First Floor Landing:

Double glazed window to side, entrance to loft.

Bedroom One:

3.84m x 3.28m (12'7" x 8'8"/10'9")

Double glazed window to rear, single panel radiator.

Bedroom Two:

3.4m x 3.28m (11'2" x 8'8"/10'9")

Double glazed window to front, single panel radiator.

Bedroom Three:

2.51m x 2.41m (8'3" x 7'11")

Double glazed window to front, fixed single bed, single panel radiator.

Bathroom:

2.49m x 2.39m (8'2" x 7'10")

Double glazed obscure window to rear, suite comprises panelled bath, combination basin and WC unit, corner shower enclosure with dual shower heads, heated bathroom mirror with LED lighting, fitted bathroom cabinet, part tiled walls, column radiator.

Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

D.

Externally:

An open-plan front garden laid to lawn, side concrete and gravelled driveway providing off road parking leading to paved driveway to single garage with electric remote door, electricity and power connected, glass panel door to side, low maintenance paved rear garden with raised flower beds and outside tap.



Broadband/Mobile Phone Coverage:

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

Directions:

From our office, proceed along College Street, turning left on the traffic lights signposted Glanamman. On reaching the village of Glanamman, turn right on to Grenig Road and first available left on to Bro Ryan. As you enter Rhodfa Bryn Rhos the property will be located on the left hand side.

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