



23 Brook Terrace, Tairgwaith, Ammanford, SA18 1YA

Offers in the region of £159,995

A mid terraced house set in the village of Tairgwaith, approximately 6 miles from Ammanford town centre with its range of shops and amenities. Accommodation comprises vestibule, lounge/diner, kitchen, WC, 3 bedrooms and shower room. The property benefits from oil central heating, uPVC double glazing, rear garage and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Vestibule

with laminate floor and door to

Lounge/Diner

25'3" x 17'1" (7.71 x 5.22)



with stairs to first floor, 2 alcove shelving, laminate floor, 3 radiators and uPVC double glazed window to front and French doors to rear.

Kitchen

15'3" x 8'0" (4.67 x 2.45)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, tiled floor, radiator and uPVC double glazed window to side and rear and door to side.

WC

4'9" x 2'6" (1.45 x 0.77)



with low level flush WC, vanity wash hand basin and uPVC double glazed window to side.

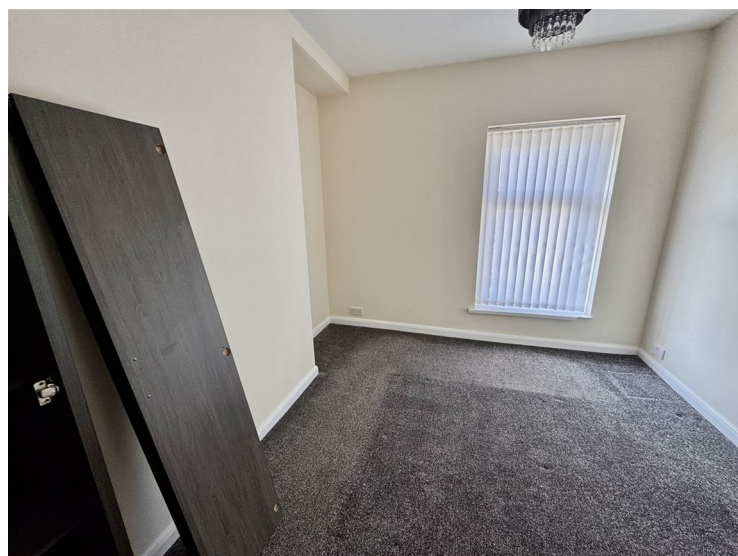
First Floor

Landing

with hatch to roof space and uPVC double glazed window to rear.

Bedroom 1

13'3" max x 10'5" max (4.06 max x 3.20 max)



with radiator and uPVC double glazed window to front.

Bedroom 2

11'11" x 7'10" (3.64 x 2.40)



with radiator and uPVC double glazed window to rear.

Bedroom 3

9'3" x 6'4" (2.83 x 1.94)



with radiator and uPVC double glazed window to front.

Shower Room

11'10" x 4'7" (3.62 x 1.40)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, part tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to rear.

Outside



with steps up to front door, gravelled garden to front. Vehicular rear access to garage with double doors, power and light connected and 2 windows to front and door to enclosed rear garden with lawned garden, decked area and decked steps down to concrete area.

Services

Mains electricity, water and drainage.

Council Tax

Band A

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen. Turn left for Brynamman then right for Tairgwaith. Follow the road all the way into the village then follow the road round to the left and take the first right onto Brook Terrace and the property can be found on the left hand side, identified by our For Sale board.

Agents Note

There is rear access to the property to off road parking/Garage.

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		84
(81-91) B		
(69-80) C	67	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.