

**37 Brook Terrace
Tairgwaith
Ammanford
Carmarthenshire
SA18 1YA**

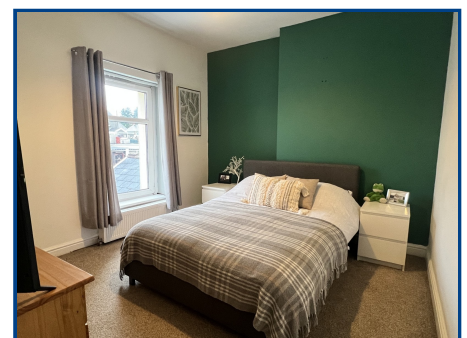
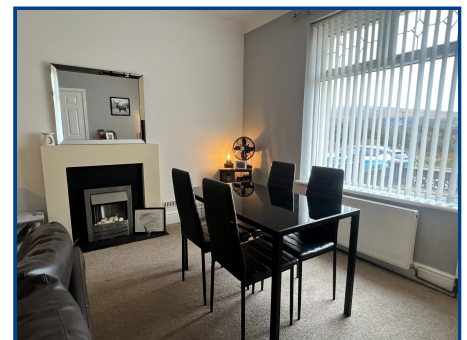
Price **£135,000**



- Three bedroom mid terrace property
- Living/dining room, kitchen
- Bathroom, utility
- Upvc glazing
- Oil fired central heating
- Rear garden
- Garage

General Description

We have the pleasure in offering for sale this three bedroom mid terrace property located in the village of Tairgwaith close to local amenities including, primary school, trotting track, community centre and approximately 6 miles from Ammanford town centre and further amenities.



Brook Terrace, Tairgwaith, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises entrance hallway, front room, lounge, kitchen, bathroom, Wc and two bedrooms and a box room.

The property benefits from Upvc glazing, oil fired central heating, rear garden, garage.

Upvc glazed door to

Hallway

Radiator, coved ceiling, laminate flooring, stairs to first floor, smoke alarm.

Living/Dining Room (22' 1" x 12' 8") or (6.73m x 3.87m)

Upvc glazed window to front, upvc glazed door to lean to, two radiators, coved ceiling, electric fire, TV point, telephone point, under stair storage.

Kitchen (12' 11" x 7' 11") or (3.93m x 2.42m)

Upvc glazed window to lean to/ utility, radiator, coved ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, oven, electric hob with extractor fan over.

Bathroom (10' 5" x 9' 7") or (3.17m x 2.92m)

Upvc glazed window to rear, radiator, coved ceiling, tiled floor, part tiled walls, wash hand basin, close coupled WC, bath, quadrant electric shower, extractor fan, airing cupboard housing radiator and slatted shelving.

Lean to/utility (10' 2" x 8' 0") or (3.10m x 2.45m)

Upvc glazed door to rear, polycarbonate roof, laminate flooring, plumbing for automatic washing machine, work surface.

Landing

Upvc glazed window to rear, coved ceiling, smoke alarm, hatch to roof space.

Bedroom 2 (10' 4" x 10' 2") or (3.16m x 3.11m)

Upvc glazed window to rear, radiator.

Bedroom 1 (11' 6" x 11' 3") or (3.50m x 3.43m)

Upvc glazed window to front, radiator, coved ceiling.

Box Room/bedroom 3 (8' 6" x 4' 6") or (2.59m x 1.38m)

Upvc glazed window to front, radiator.

Outside

Steps to front leading to front door and gravelled area. Footpath leading to patio area and further raised patio area to rear.

Outbuilding housing Worcester oil fired boiler controlling domestic hot water and central heating. Oil tank.

Garage

Up and over electric door. Separate storage area within the garage.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

A

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the villages of Glanamman and Garnant and on entering Gwaun Cae Gurwen take a left towards Brynamman. Take the first right towards Tairgwaith. Proceed along into Tairgwaith taking a right into Brook Terrace where the property can be found on the left hand side.



Important notice

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Professional Services

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