

**23a Rhodfa Brynrhos
Glanamman
Ammanford
Carmarthenshire.
SA18 1JF**

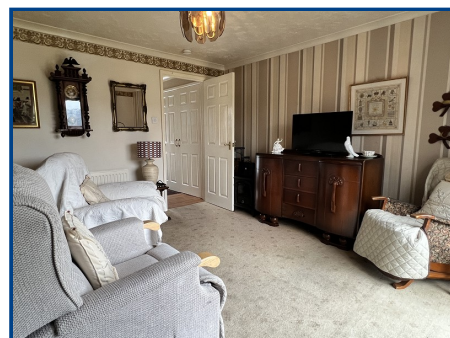
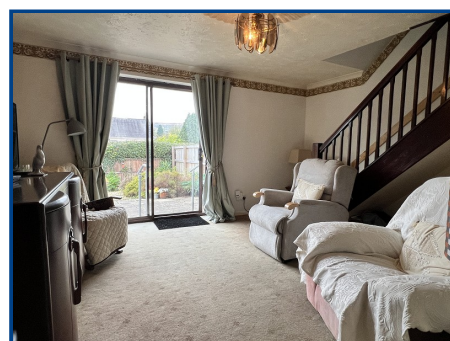
Price £139,950



- Two bedroom semi detached house
- Kitchen, Lounge
- Shower room
- Gas fired central heating
- Driveway for parking
- Rear garden

General Description

We have the pleasure in offering for sale this two bedroom semi detached house located on an estate of similar properties in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities.



Rhodfa Brynrhos, Glanamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this two bedroom semi detached house located on an estate of similar properties in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities including primary schools, secondary school, leisure centre, places of worship, shops, banking and approximately 8 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, kitchen, lounge, shower room and two bedrooms.

The property benefits from, gas fired central heating, driveway for off road parking and a rear garden.

Wooden door to

Hallway

Radiator, textured and coved ceiling, storage cupboard.

Kitchen (9' 11" x 8' 10") or (3.03m x 2.69m)

Wooden window to front, radiator, textured ceiling, fitted wall and base units, work surface, tiled splash back, sink unit with mixer tap, cooker point, plumbing for automatic washing machine, Worcester gas fired boiler controlling domestic hot water and central heating.

Lounge (14' 4" x 12' 11") or (4.38m x 3.93m)

Aluminium sliding doors to rear, radiator, textured and coved ceiling, stairs to first floor, TV point.

Landing

Textured and coved ceiling, hatch to roof space.

Bedroom 1 (14' 4" x 7' 10") or (4.37m x 2.39m)

Two wooden windows to front, radiator, textured ceiling, dado rail.

Shower Room

Upvc glazed window to side, radiator, part Respatex walls, pedestal wash hand basin, close coupled WC, walk in cubicle with electric shower, extractor fan, airing cupboard with radiator and shelving.

Bedroom 2 (10' 11" x 7' 3") or (3.33m x 2.20m)

Wooden window to rear, radiator, textured ceiling, dado rail, built in storage cupboard with fitted shelving.

Outside

Driveway to front for off road parking.

Front gravelled area.

Side pedestrian access.

Patio area to rear leading to gravelled area with mature trees and shrubs.

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, mains gas

Tenure

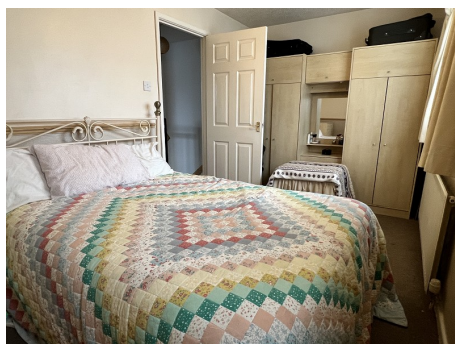
Freehold

Council Tax

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Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue into the village of Glanamman and take a right into Grenig Road. Take the first left into Rhodfa Bryn Rhos, where the property can be found ahead.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.