



House - Detached (EPC Rating: C) Freehold

# PARC BRYN RHOS, GLANAMMAN, AMMANFORD, SA18 1JE

Offers In The Region Of

# £210,000

# 3 Bedroom House - Detached located in Ammanford

Thomas and Thomas are pleased to offer For Sale this Detached House located within a development of similar properties in the village of Glanamman approximately 3 miles from Ammanford Town Centre, offering local shops, Primary school, post office and a 2 minute walk from the riverway walk and cycle path. The accommodation briefly comprises entrance hall, lounge, kitchen with dining area on the ground floor and 3 bedrooms, (one with En-suite) and bathroom located on the first floor. The property benefits from gas central heating and double glazing. Externally there is a level enclosed rear garden, driveway and garage.

Council Tax Band- D. Freehold. EPC- C70. NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

## Ground floor

With front entrance leading into....

## Hallway

With radiator, textured ceiling, wooden double glazed window to side

## Lounge

6.57 x 3.56 (21'6" x 11'8")

With 2 radiators, textured and coved ceiling, laminated flooring, wooden fire surround with inset electric fire, uPVC French doors to the rear, uPVC double glazed windows to the rear and stairs to the first floor.

## kitchen

3.27 x 2.72 (10'8" x 8'11")

With a range of modern base and wall units, single bowl stainless steel sink unit with mixer tap, integrated dishwasher and fridge/freezer, electric hob with electric oven below and extractor fan above, radiator, textured ceiling, laminated flooring and uPVC double glazed windows to the front.

## Landing

With radiator, hatch to roof space and wooden glazed window to the side.

## Bedroom 1

4.37 x 3.15 (14'4" x 10'4")

With radiator, textured ceiling, built in storage and uPVC double glazed window to the rear.

## En-suite

With low level flush WC, pedestal wash hand basin, electric shaver point, shower cubicle with electric shower and wooden double glazed window to the side.

## Bedroom 2

2.91 x 2.56 (9'6" x 8'4")

With radiator, textured ceiling and uPVC double glazed window to the front.

## Bedroom 3

2.50 x 2.72 (8'2" x 8'11")

With radiator, textured ceiling and uPVC double glazed window to the front.

## Bathroom

1.89 x 1.70 (6'2" x 5'6")

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower and glass screen, radiator, fully tiled floor, part tiled walls and wooden double glazed window to the side.

## External

Front : Lawned area with side driveway leading to detached garage with up and over door and electricity connected.

Rear : Low maintenance level rear garden mainly laid to gravel, storage shed, patio and decking area.

## Council Tax

Band -D

## Services

Mains gas, electricity, water and drainage.

## Tenure

Freehold.

## NOTE

All photographs have been taken using a wide angle lens.



Any appliances and services listed on these details have not been tested.

**NOTE**

The road leading to the property has not been adopted.

**VIEWINGS**

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

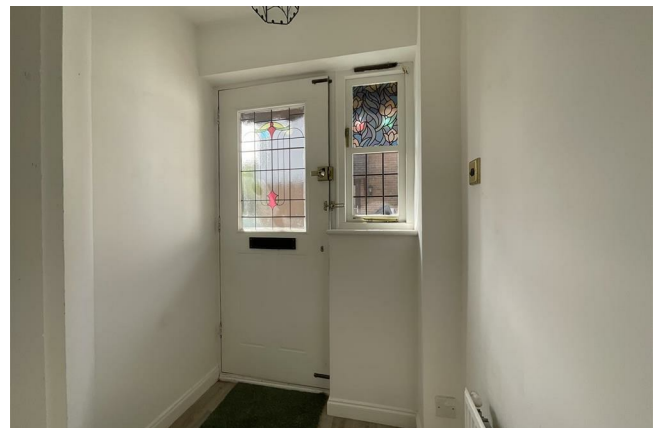
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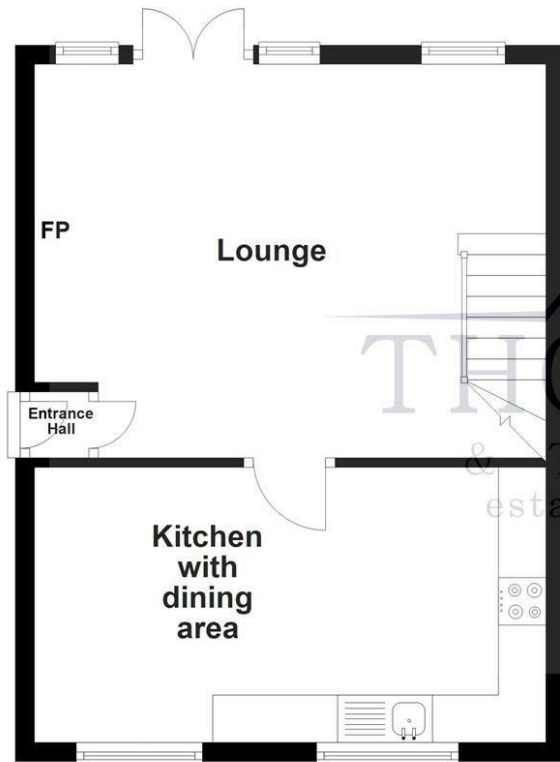
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**Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road, Travel for approximately 3 miles into the village of Glanamman then turn right by the Fisherman's Club. Turn first left into Bro Ryan then right into Parc Brynrhos. Follow the road round to the right and the property can be found on the left hand side, identified by our For Sale board.



## Ground Floor



## First Floor

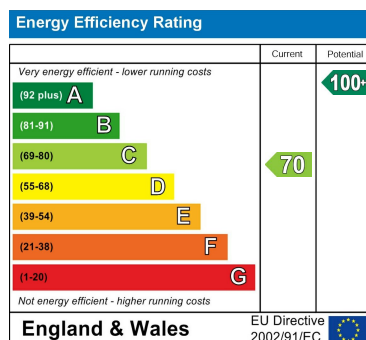


Total area: approx. 77.7 sq. metres (836.2 sq. feet)

Council Tax Band

**D**

Energy Performance Graph



Call us on

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<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.