

**27 Rhodfa Frank
Gwyn Fryn Estate
Ammanford
Carmarthenshire.
SA18 2LP**

Price £800 Monthly



- Three bedroom semi detached
- Kitchen, lounge, bathroom, Wc
- Upvc glazing
- Gas fired central heating
- Bond Minimum - £900
- EPC - D Council tax band - B
- Holding deposit - £100
- Minimum term - 6 months

General Description

We have the pleasure in offering for rent this three bedroom semi detached property standing in a development of similar property in a highly convenient location on the outskirts Ammanford town centre.



EPC Rating: D68

Rhodfa Frank, Gwyn Fryn Estate, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for rent this three bedroom semi detached property standing in a development of similar property in a highly convenient location on the outskirts Ammanford town centre.

The accommodation briefly comprises hallway, lounge, kitchen, WC, landing, bathroom and three bedrooms. Externally enclosed rear garden.

The property benefits from upvc glazing and gas fired central heating. The facilities of Ammanford lie within a short travelling distance including primary and secondary education and a range of shops.

Upvc glazed door to

Hallway

Radiator, textured ceiling, hard wired smoke alarm, two storage cupboards, stairs to first floor.

Lounge (14' 1" x 11' 5") or (4.30m x 3.48m)

Upvc glazed window to front, radiator, textured and coved ceiling, dado rail, TV point, electric fire.

Kitchen (11' 3" x 11' 9") or (3.42m x 3.58m)

Upvc glazed door to rear, upvc glazed window to rear, radiator, textured ceiling, laminate flooring, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, hard wired smoke alarm.

W.C. (7' 7" x 2' 10") or (2.31m x 0.86m)

Upvc glazed window to rear, textured ceiling, close coupled WC, wash hand basin.

Landing

Textured ceiling, hatch to roof space, hard wired smoke alarm, carbon monoxide alarm, storage cupboard, storage cupboard housing BAXI gas fired boiler controlling domestic hot water and central heating.

Bathroom (5' 11" x 6' 8") or (1.80m x 2.03m)

Upvc glazed window to rear, towel radiator, textured ceiling, part tiled walls, bath with shower over, close coupled WC, pedestal wash hand basin.

Bedroom 1 (11' 6" x 11' 4") or (3.51m x 3.46m)

Upvc glazed window to rear, radiator, textured ceiling.

Bedroom 2 (14' 9" x 8' 10") or (4.49m x 2.70m)

Upvc glazed window to front, radiator, textured ceiling.

Bedroom 3 (8' 9" x 6' 11") or (2.67m x 2.12m)

Upvc glazed window to front, radiator, textured ceiling.

Outside

Lawned area to front.

Patio rear garden with storage shed.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Council Tax

B

Directions

Leave Ammanford on College Street, taking a left onto Station Road and then a right towards Dyffryn Road. Take a right into Rhodfa Frank opposite Ammanford College and the property can be found on the right hand side.



Important notice

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