



Rhodfa Bryn Rhos, Glanamman, Ammanford, SA18

Offers In Region Of £184,950



Calow Evans  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)



## Rhodfa Bryn Rhos, Glanamman, Ammanford, SA18

**INTERNAL VIEWING IS HIGHLY RECOMMENDED.**

A well presented end of terraced property which has been extended by the current owners to offer three bedroom accommodation with the main bedroom and WC located on the ground floor ideal for those with an elderly or disabled family member. The newly fitted kitchen is fully equipped with integrated appliances and a Rangemaster cooker with an open-plan layout to the dining area. The lounge is located to the rear and enjoys French doors opening out to the low maintenance rear garden also the property offers an additional reception room which would be ideal for those working from home or can be used as a hobby or sitting room. There is main gas fired central heating and double glazing to the property.







### **Entrance Hallway:**

Cupboard with plumbing for washing machine and space for Tumble Dryer, tiled floor, single panel radiator.

### **Kitchen:**

4.57m x 2.21m (15'0" x 7'3")

Open-plan to dining room, two double glazed windows to front, fitted with a beautiful range of wall and base units, granite worktops, larder cupboard, integrated fridge/freezer and dishwasher, Rangemaster cooker with five gas burners, double oven and grill with extractor canopy over and tiled splashback, Belfast sink and granite drainer grooves, tiled splashback, cupboard housing the gas boiler providing domestic hot water and central heating.

### **Dining Room:**

4.04m x 3.73m (13'3" x 12'3")

Open-plan to kitchen, porcelain tiled floor, understairs storage cupboard, double doors to lounge, stairs to first floor, double panel radiator.









### Lounge:

4.04m x 3.56m (13'3" x 11'8")

Double glazed French doors and double glazed window to rear, feature fireplace with marble surround, tiled inset with coal effect electric fire, Velux window, laminate flooring, feature timber to ceiling, double panel radiator.

### Sitting Room:

4.78m x 2.46m (15'8" x 7'1"/8'1")

Double glazed French doors to front opening onto paved front patio, double glazed glass panel door to side, laminate flooring, double panel radiator.

### Bedroom One:

3.63m x 3.35m (11'11" x 11'0")

Double glazed window to rear, laminate flooring, feature timber to ceiling, double panel radiator.



### Cloakroom:

WC, wash hand basin in vanity unit, walls tiled to ceiling, Velux window, laminate flooring, heated towel rail.

### First Floor Landing:

Double glazed window to side, airing cupboard with radiator.

### Bedroom Two:

3.68m x 3.3m (12'1" x 10'10")

Double glazed window to rear, laminate flooring, fitted wardrobes, single panel radiator.



### Bedroom Three:

3.25m x 2.39m (10'8" x 7'10")

Double glazed window to front, laminate flooring, single panel radiator.

### Bathroom:

2.06m x 1.78m (6'9" x 5'10"/7'5")

Double glazed window to front, suite comprises Victorian style roll top bath with claw feet and hand held shower unit and shower over, WC, pedestal wash hand basin, laminate flooring, walls tiled to ceiling, heated towel rail.

### Externally:

Front tarmac driveway and gravelled area providing additional off road parking, paved front patio, side pedestrian access to an enclosed low maintenance rear garden, raised flower beds with various flowers and shrubs, garden shed.





### Services:

We are advised all mains services are connected.

### Tenure:

Freehold.

### Council Tax:

B.



### Broadband/Mobile Phone Coverage:

TBC.

### Directions:

From our office, proceed along College Street, turning left on the traffic lights signposted Glanamman. On reaching the village of Glanamman, turn right on to Grenig Road and first available left on to Bro Ryan. As you enter Rhodfa Bryn Rhos, take the first right where the property will be located on the right hand side.

### Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128