



## 54 Arfryn, Ammanford, SA18 1AS

£795 Per month



Evans Estates highly recommends a viewing for this well presented Three bedroom property located in the popular village of Brynamman,

Brynamman is well known for its close-knit community, offering the villagers a Cinema, several shops including a Post Office, Library with internet access, Community Centre offering several activities for all ages, Public Houses, Doctor's Surgery, Chemist, Dentist and a Primary School. There are Regular Transport/Bust services travelling through the village and to nearby amenities. This Property is conveniently located centrally between Ammanford Town centre and Pontardawe, both of which are approximately 7 miles away.

Briefly and to the ground floor the property comprises of an entrance rear hall, Lounge, Dining room and Kitchen. To the first floor there are three bedrooms and a Family Bathroom

Externally and to the side there is access to the rear garden. The property enjoys a rear garden, where the occupier may enjoy several hours of sunshine in a quiet and tranquil surrounding.

EPC - E

- Sought after area
- Viewing highly recommended
- CCC - A
- Oil Central Heating
- Lounge/Diner
- three bedrooms
- EPC - E
- Close to local amenities
- Kitchen
- Semi Detached

