



We respectfully ask you to call our office before you view this property internally or externally. Please be aware that a previous sale fell through due to the lack of a building regulation completion certificate for this property when sold upon completion of the development to the first buyer in 2007

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'C'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps

Take on AJS/SC/03/23/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

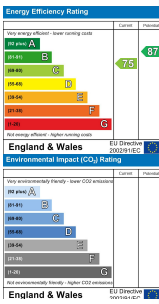
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

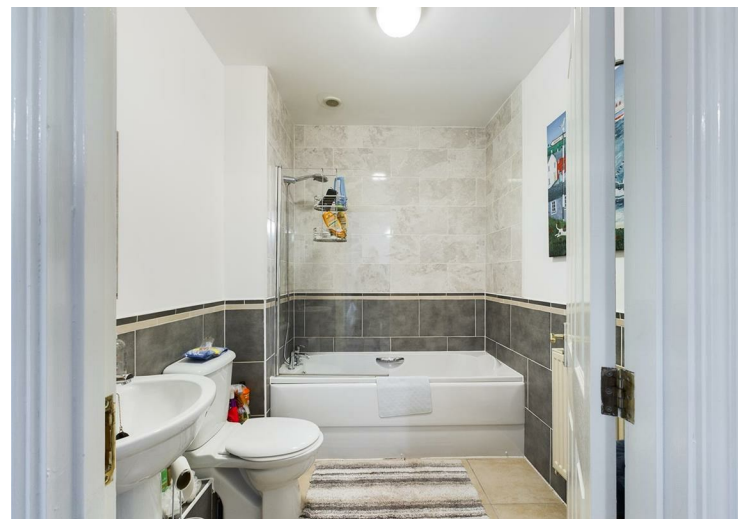
14 Parc Fferws, Penybank, Ammanford, Carmarthenshire, SA18 3QX

- Semi-detached Property
- Three Bedrooms
- Driveway & Garage
- Prime Location For Commute & Local Amenities
- Lounge & Conservatory
- Cloakroom, Bathroom & En-suite Shower Room
- Front & Rear South-Easterly Facing Garden
- Modern & Well-presented
- EPC RATING C

Viewing A Must!
New Price £172,000

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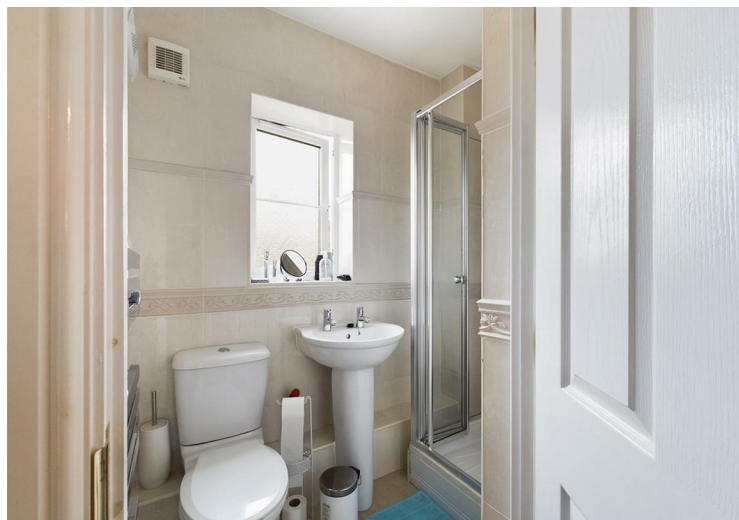
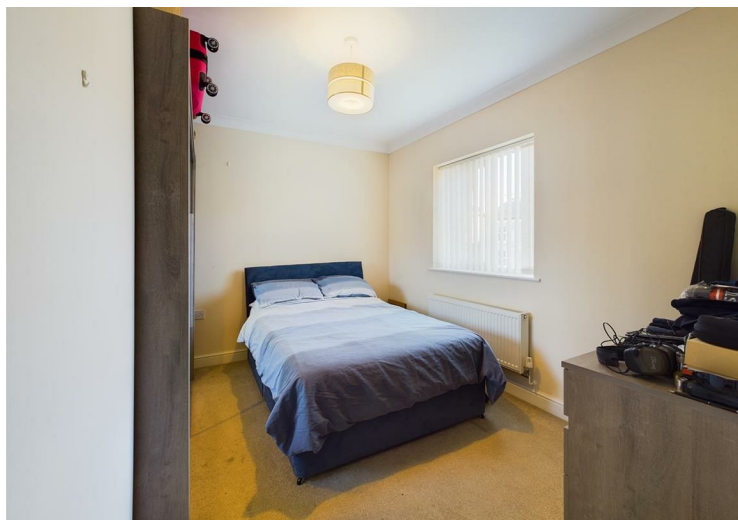




A MUST VIEW PROPERTY ! Located in the village of Penybanc just on the cusp of Ammanford town we have for sale this three bedroom, semi-detached property which offers a driveway and a garage. Set back from Penybanc Road but located in the Parc Fferws estate this property is an ideal home for someone who is looking for a more modern property and the added benefits of having a cloakroom downstairs along with an en-suite shower room in the master bedroom and then a second bathroom for the whole family to use. A lovely conservatory which offer a view of the south-facing rear garden. Call 01269 596695 to arrange a viewing. EPC RATING C.

Accommodation comprises of : Hallway, cloakroom, lounge, kitchen/diner, conservatory, three bedrooms-master with en-suite shower room and bathroom. Externally, enclosed frontage mainly laid to lawn, access to the garage. To the rear, an enclosed garden mainly laid to lawn with secure gated pedestrian access to the side leading to the driveway and garage.

Ammanford is one of the first Carmarthenshire towns you encounter when driving in from the east, situated within striking distance of the Brecon Beacons National Park and its atmospheric Black Mountain. Look out for 'Y Twrch Trwyth', the wild boar that none other than King Arthur and his knights are said to have hunted on the slopes of the Amman Valley; the beast can be seen on historical trail boards and sculptures around Ammanford. More contemporary legends from the area include rugby hero Shane Williams, the flying winger who has played for The Ospreys, Wales and the British Lions, and Alex Jones, co-presenter of The One Show.



HALLWAY

LOUNGE

14'8" (max) x 10'9" (max) (4.48 (max) x 3.28 (max))

CLOAKROOM

5'7" x 3'1" (1.72 x 0.96)

KITCHEN/DINER

9'8" x 18'1" (2.95 x 5.53)

CONSERVATORY

7'6" x 7'4" (2.29 x 2.24)

FIRST FLOOR-LANDING

BATHROOM

6'4" x 7'6" (1.95 x 2.31)

BEDROOM 1

8'0" (max) x 11'1" (max) (2.44 (max) x 3.39 (max))

EN-SUITE SHOWER ROOM

3'5" (max) x 6'8" (max) (1.06 (max) x 2.05 (max))

BEDROOM 2

8'0" (max) x 11'1" (max) (2.45 (max) x 3.38 (max))

BEDROOM 3

9'6" x 6'7" (2.90 x 2.03)



DIRECTIONS

At our office, turn right as you come out of "Baptist Lane", at the roundabout take the third turning off and keep in the left-hand lane. At the roundabout take the first turning off on your left, this is the start of "Penybanc Road". Follow the road passing a petrol station on your left, "Parc Fferws" is the next turning on your left, follow this road down and number 14 is in the left-hand corner.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.