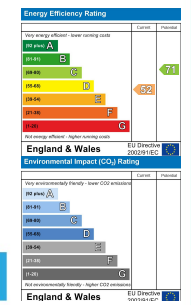


**33 Gilfach Y Gog, Penygroes, Carmarthenshire, SA14 7RJ**

- Detached Traditional Bungalow
- Bathroom & En-suite Shower Room
- South-facing Rear Garden
- Quiet & Charming Residential Estate
- Three Bedrooms
- Driveway
- Village Location
- EPC RATING E. COUNCIL TAX BAND D.

**Price £245,000**

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



We would respectfully ask you to call our office before you view this property internally or externally.

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 'D'

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

TAKE ON AJS/SC/1123/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





LOCATION IS THE KEY WITH REGARDS TO THIS PROPERTY ! Located in the village of Penygroes on the outskirts of Ammanford we have for sale this DETACHED & SPACIOUS three bedroom bungalow. Situated in the pretty estate of "Gilfach Y Gog" [translated as NOOK OR SECLUDED AREA ]which is made up of several types of bungalow's detached and semi, you can certainly understand why it's so DESIRABLE , PEACE & TRANQUILITY is on offer on this popular residential development . A versatile bungalow which you can change from being a three double bedroom, one reception room to a two double bedroom and two reception rooms but the best bit is that this well-presented bungalow also gives you a SOUTH-FACING rear enclosed garden. EPC RATING E.

Accommodation comprises : Hallway, lounge, kitchen/diner, bathroom, utility room, office, storage room and three double bedrooms, master with en-suite shower room. Externally, an open aspect frontage laid with decorative chippings and driveway. To the rear, a south-facing enclosed rear garden laid with a mixture of lawn, astro-lawn and patio.

The property is situated within the village of Penygroes convenient to local facilities including retail shops, primary school, Post Office, village public houses, and places of worship. It is within 2mils distance of the expanding center of Cross Hands where a wider range of facilities are available including Retail shops, Cinema, Dental and Medical Centres, gymnasium and also several multi-national superstores. At Cross Hands, there is the ease of access on to the A48/M4 dual carriageway with good road links to the towns of Carmarthen (approx.11mils), Llanelli (approx.9mils), Ammanford (approx.7mils), Llandeilo (approx.10mils), and the City of Swansea (approx.18mils).



### Key information

#### HALLWAY

**BEDROOM 1**  
12'5" x 10'1" (3.79 x 3.08)

**EN-SUITE SHOWER ROOM**  
10'0" x 3'0" (3.06 x 0.93)

**BEDROOM 3**  
10'0" x 8'0" (3.05 x 2.45 )

**LOUNGE**  
17'1" (max) x 14'6" (max) (5.22 (max) x 4.42 (max))

**BEDROOM 2**  
13'1" x 9'3" (3.99 x 2.83)

**BATHROOM**  
9'6" (max) x 6'7"(max) (2.90 (max) x 2.01(max))

#### AIRING CUPBOARD

**UTILITY ROOM**  
9'7" x 5'8" (2.93 x 1.74)

**OFFICE**  
9'6" x 5'7" (2.92 x 1.71)

**STORAGE**  
9'6" x 5'6" (2.92 x 1.69)

**KITCHEN/DINER**  
15'1" x 10'0" (4.60 x 3.07)



### DIRECTIONS

At our office turn left onto "Baptist Lane", then right. At the mini-roundabout take the third turning off staying in the left-hand lane. At the next mini-roundabout take the first tuning off and drive through "Penybanc" then onto "Tycroes". As you go past the big smoke-house restaurant on your right take the second turning off on your right signposted "Hendre Road" going through the village of "Capel Hendre". You will continue driving on "Waterloo Road", travel on this road and "Gilfach Y Gog" will be situated on your left. The property is situated on the left, number 33.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.