



Brooklands Penygroes Road

Caerbryn, Ammanford, SA18 3EQ

Offers in the region of £339,995



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Entrance Hallway

Entrance is via a composite door with a patterned glass, 1 x radiator, Traditional wooden flooring, Thermostat, Wall cupboard housing the consumer unit, Smooth ceiling with 2 x light fitting, attic hatch and a smoke alarm, Doors leading to the lounge, Bedrooms 1-3 and family bathroom.

Lounge

21'0" x 12'5" (6.41m x 3.80m)

Attractive wooden flooring, 1 x uPVC double glazed door to the side, 1 x uPVC double glazed window to the front, Smooth ceiling with 2 x light fitting, 1 x smoke alarm, 2 x radiators, Door leading to the kitchen.

Kitchen/Diner

13'8" x 11'11" (4.19m x 3.64m)

With a range of attractive and modern wall and base units with complimentary worksurface over, Integrated Dishwasher, Plumbing made ready for a washing machine, Integrated double oven and grill, Ceramic hob with a splash back and extractor hood over, Floor tiles, 1 1/2 bowl sink and drainer unit with a hot and cold mixer tap over, Smooth ceiling with fitted downlighters, and smoke alarm, 1 x uPVC double glazed windows to the rear, 1 x uPVC double glazed door to the rear, Space for a fridge freezer and dining chairs and table, 1 x radiator.

Bedroom 1

12'10" x 11'11" (3.92m x 3.65m)

Laid Carpet, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front, 1 x radiator.

Bedroom 2

12'9" x 12'0" (3.90m x 3.68)

Laid Carpet, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front, 1 x radiator.

Bedroom 3

11'10" x 11'10" (3.63m x 3.62m)

Laid Carpet, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the side, 1 x radiator.

Family Bathroom

7'10" x 5'2" (2.40m x 1.60m)

Featuring a panelled bath with a shower over, Low level flush cistern, Pedestal wash hand basin, Heated towel rail, Attractive floor tiles, Smooth ceiling with fitted downlighters, Extractor fan, 1 x uPVC double glazed window to the side, Part wall tiles.

Externally

Externally and to the front there is a driveway which provides ample off road parking, The front features a laid lawn area. To the side of the property there is a patio and laid lawn area, To the other side of the property there is a plot of land, Approx. 1/2 an acre,

The rear of the property also provides off road parking. The garden is large and provides ample space to erect further building (subject to planning permissions)

Disclaimer

Disclaimer general information

Services: Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

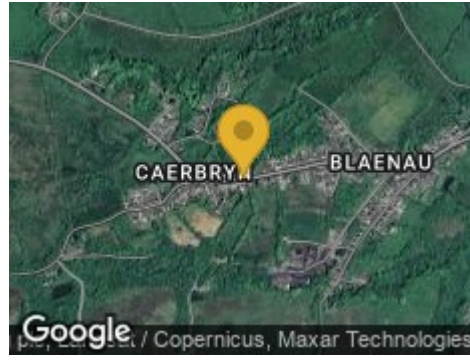
We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map



Terrain Map



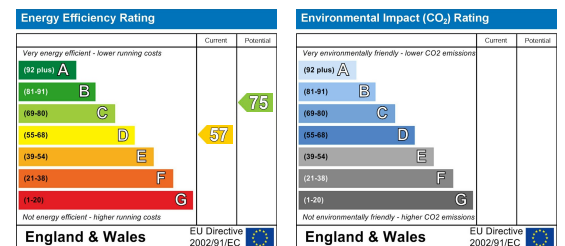
Floor Plan



Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.