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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN
PROPERTY GROUP



11 Brynglas, Penygroes, Llanelli, West Glamorgan, SA14 7PY

£260,000

Main Features

- Modern Style Detached Bungalow
- Open Plan Lounge Diner
- Three Generous Sized Bedrooms
- Shower Room
- Detached Garage & Driveway For Three Vehicles
- Well Kept Front & Rear Gardens
- Fitted Kitchen With Appliances
- Cul -De -Sac Location
- EER-
- Council Tax Band -D

General Information

****Property Description****

360 degree tour available.

This well-presented detached bungalow is situated in a quiet cul-de-sac location, offering convenient access to nearby areas. Excellent transport links facilitate easy commutes to Carmarthen, Llanelli, and Swansea, making it an ideal choice for both families and professionals.

The accommodation features an inviting entrance hall that leads into a spacious lounge diner complete with a fireplace, providing an ideal space for relaxation and entertainment. Adjacent to this area is a modern fitted kitchen, equipped with appliances and a breakfast bar that enhances functionality for everyday use.

The property includes three generous-sized bedrooms, with the primary bedroom benefiting from an en-suite WC for added privacy. One of the additional bedrooms is equipped with French doors that open into the rear garden, enhancing natural light and access to outdoor spaces. A separate shower room, fitted with a mains shower attachment, completes the internal layout.

Externally, the property boasts well-kept, low-maintenance gardens at both the front and rear, designed for ease of care. A detached garage is also included on

the premises, providing additional storage or parking options.

Ample parking space is available, accommodating multiple vehicles. This bungalow represents a versatile living space in a desirable location, offering comfort and accessibility to surrounding amenities and transport routes. Viewing is highly recommended.

Entrance Hallway

With radiator, loft access and doors leading to:

Lounge/ Dining Area

Two windows to front, radiator,s electric fireplace with marble effect surround and hearth.

Kitchen/ Breakfast Area

Window and door to side, radiator, a range of matching wall & base units, worktops over, sink with single drainer and swan neck mixer tap, ceramic tiled splashbacks, integrated electric hob, electric oven and cooker hood. Breakfast bar and plumbing for washing machine.

Bedroom One

Window to rear, radiator and door leading to:

WC

Window to side, radiator, low-level WC and hand wash basin with tiled splashback.

Bedroom Two

French doros leading onto rear garden and a radiator.

Bedroom Three

Window to side and a radiator.

Shower Room

Window to side, chrome effect heated towel rail, low-level WC, pedestal wash basin, glass, shower screen, mains shower attachment and tiled walls and flooring.

Garage

A detached garage with up and over door to front, power point and lighting.

Outside

To the front of the property is a low maintenance garden, path to side, a range of shrubs, stone chippings and a driveway which leads to the front door, garage and rear garden. To the rear is a gated and secure garden having a paved path, stone chippings, slate chip borders, paved patio, hedge to rear and gas tank tastefully hidden from view.

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding

D

Current heating type

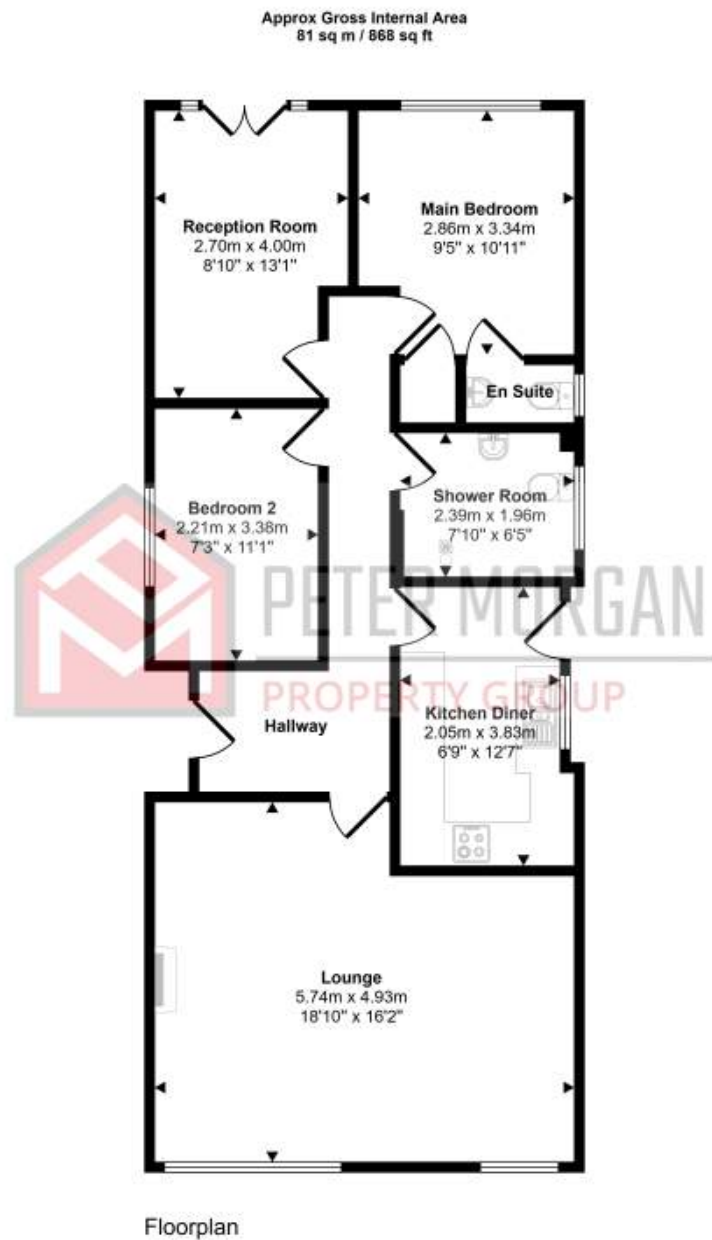
Gas Tank

Tenure (To be confirmed)

Freehold

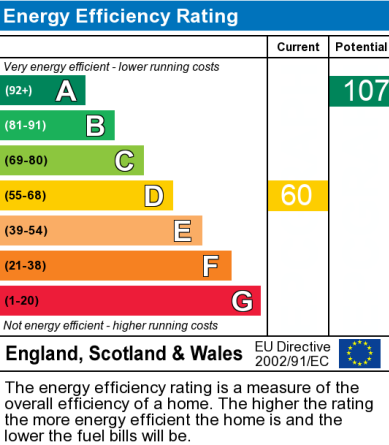






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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