



50 Penybank Road

Offers In Region Of £310,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

50 Penybanc Road

A beautifully presented home situated in the village of Penybanc on the outskirts of Ammanford town centre. This detached dormer property offers versatile accommodation to include four double bedrooms, a ground floor bathroom and en-suite facilities to the first floor. The property features a split level lounge/dining room with a multi fuel burner in an inglenook fireplace. Externally, there is a driveway providing ample parking and a generous mature rear garden.

The village of Penybanc offers excellent transport links and benefits from amenities such as a petrol station and a mini supermarket. Ease of access to the M4 is via junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Double glazed panel door to side, tiled floor, stairs to first floor.

Kitchen

3.66m x 3.4m (12'0" x 11'2")

Double glazed window to rear, vertical radiator, tiled floor, fitted with a range of wall & base units, integrated washing machine, electric oven, microwave, fridge & freezer (please note the fridge is dysfunctional) induction hob, extractor fan over, cupboard housing gas combi boiler.





Lounge Diner

6.73m x 3.3m (22'1" x 10'10"/9'2")

Double glazed window to side, double glazed door to rear, part tiled floor, steps down into lounge, multi fuel burner set in inglenook fireplace.

Bedroom Three/Sitting Room

4.19m x 3.3m (13'9" x 10'10")

Double glazed window to front, double panel radiator.

Bedroom Four

3.43m x 2.77m (11'3" x 9'1"/8'11")

Double glazed window to front, double panel radiator.



Bathroom

2.41m x 2.34m (7'11" x 7'8"/4'10")

Double glazed window to side, heated towel rail, suite comprising bath, WC, wash hand basin in vanity unit, shower cubicle with mains shower.

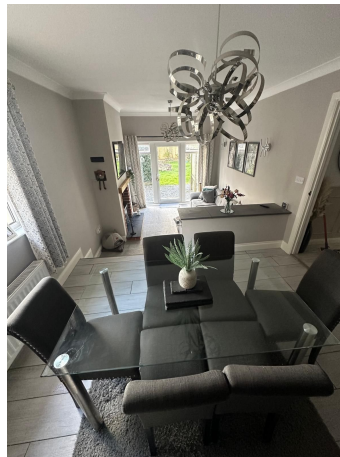
Bedroom One

4.29m x 3.23m (14'1"/11'9" x 10'7")

Double glazed window to front, single panel radiator, access to eaves.

En-suite Shower Room

Tiled floor, heated towel rail, shower cubicle with mains shower, WC, sink.



Bedroom Two

3.99m x 3.12m (13'1" x 10'3")

Double glazed window to rear, single panel radiator.

Externally

Side driveway providing ample parking, side pedestrian access to an enclosed & fairly private rear garden comprising paved patio area, lawned areas with a variety of trees to include fruit trees & shrubs.

Services

We are advised mains services are connected.





Tenure

Freehold

Council Tax

Band D

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128