



160 Waterloo Road, Penygroes

£110,000



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## 160 Waterloo Road, Penygroes

A spacious ground floor flat situated in the village of Penygroes. This ideal first time buyer's or investment property has been recently refurbished and benefits from two double bedrooms, electric heating and double glazing. Externally, the property enjoys ample parking and a rear garden.

The village of Penygroes offers good basic amenities to include a primary school with out of town retailers located at Cross Hands business park. Easy access to the M4 motorway would be via junction 49 at Pont Abraham.





**Accommodation:**

**Communal Hallway**

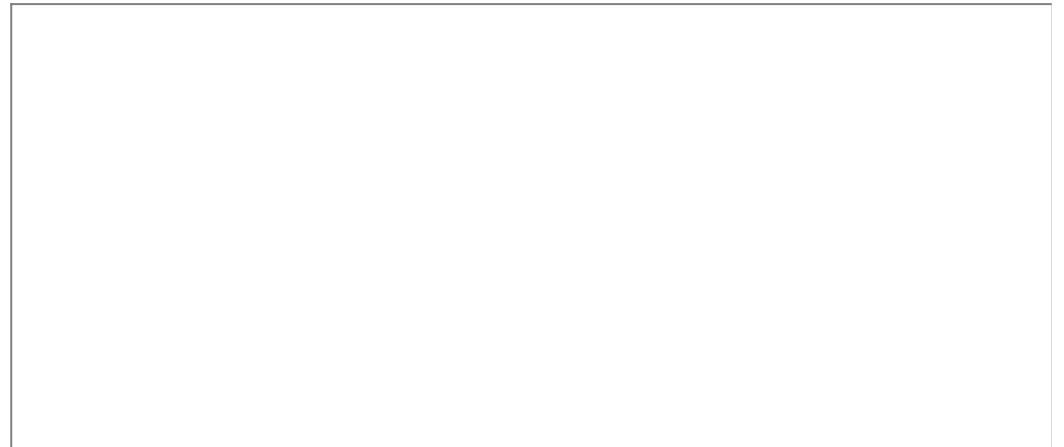
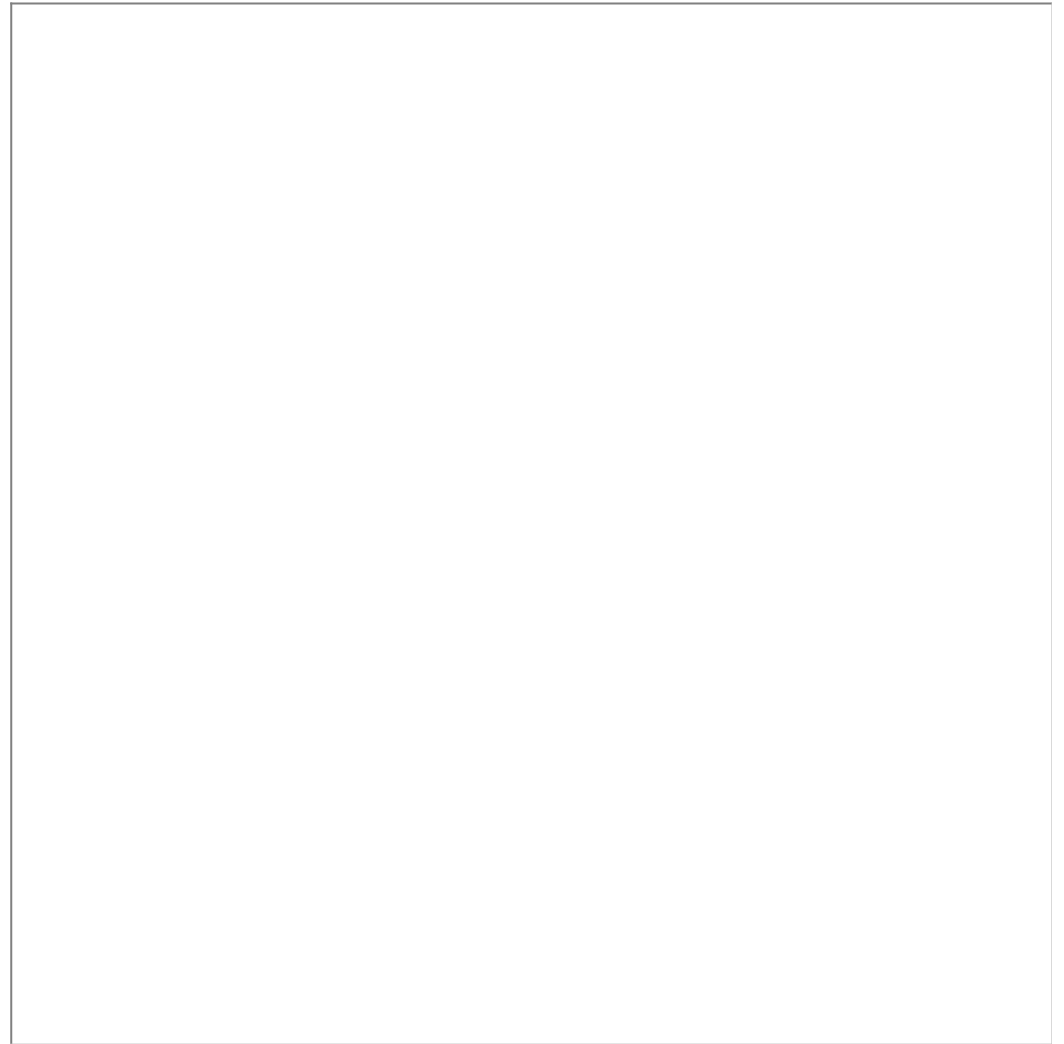
Door to:

**Lounge**

4.7m x 3.56m (15'5" x 11'8"/10'1")

Double glazed window to front, laminate flooring, electric heater.





## **Kitchen**

2.9m x 2.69m (9'6" x 8'10")

Double glazed door to side, double glazed window to front, fitted with a range of wall & base units, double eye-level oven & grill, sink & draining board unit, plumbing for washing machine, five ring induction hob, extractor fan over, tiled walls. laminate flooring.

## **Bedroom One**

4.24m x 3.56m (13'11" x 11'8")

Double glazed window to rear, electric heater, walk-in wardrobe.

## **Bedroom Two**

3.18m x 2.92m (10'5"/9'9" x 9'7")

Double glazed window to rear, electric heater, fitted wardrobes.

## **Bathroom**

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

## **Externally**

Off road parking to the front, rear garden laid to lawn with open aspect.

## **Services**

We are advised that mains services are connected. Electric heating.

## **Tenure**

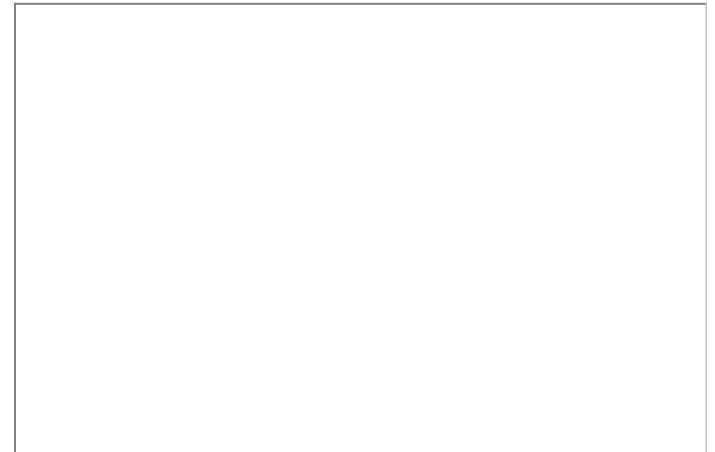
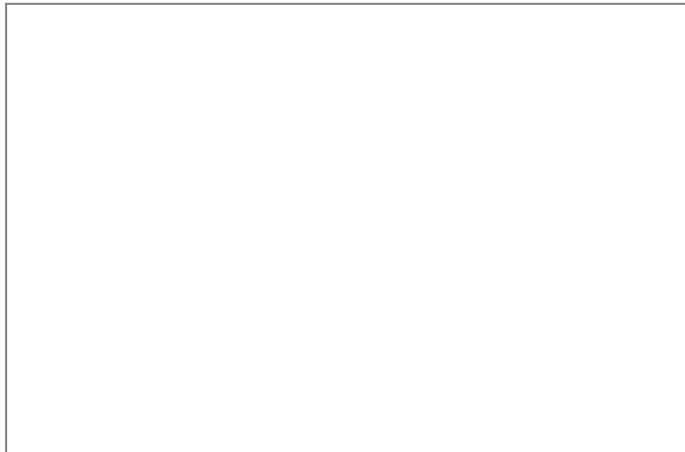
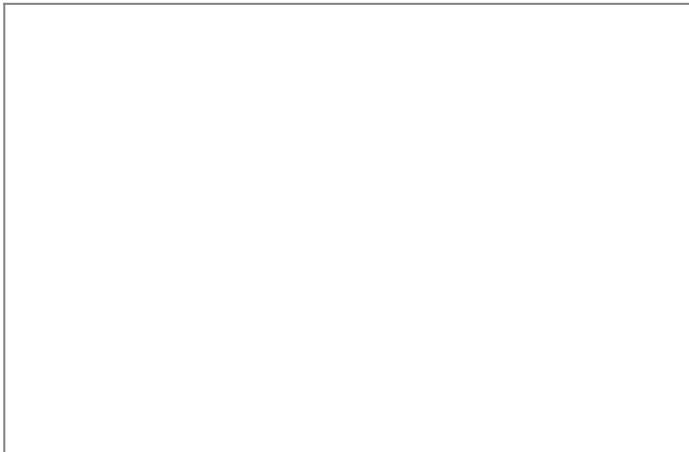
Leasehold - 125 years from 7th of December 1987 (88 years remaining). £10 per annum ground rent.

## **Council Tax**

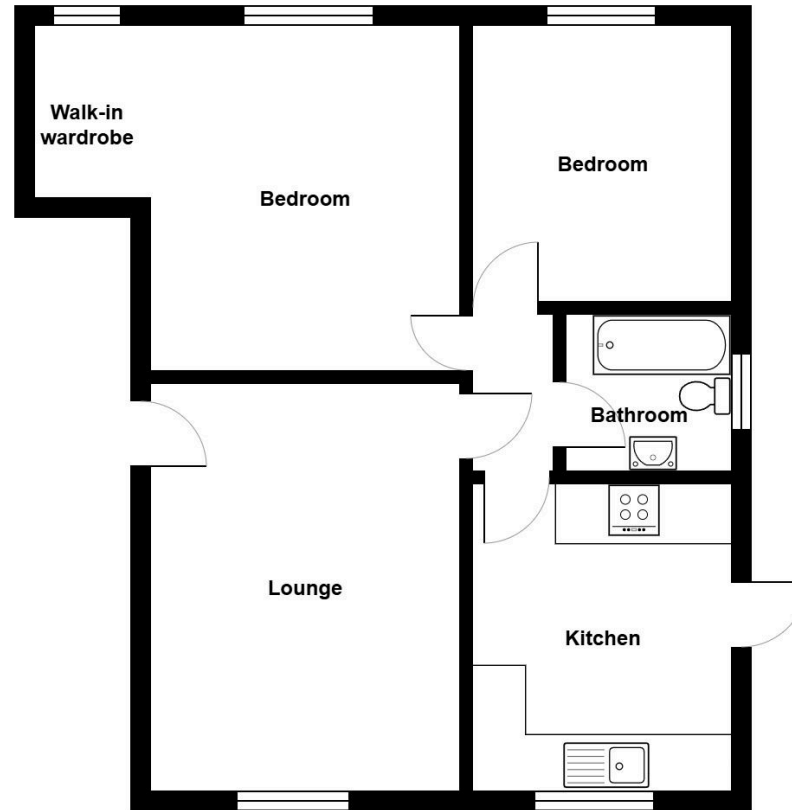
Band A

## **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**

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Ammanford, SA18 3AF

**Office Contact**

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