



11, Llys Y Bugail Caerbryn Road, Penygroes

Offers In Region Of £185,000



Calow Evans
Estate Agents

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11, Llys Y Bugail Caerbryn Road, Penygroes

A well presented detached house situated in a cul-de-sac location in the village of Penygroes. The property has the benefit of a ground floor WC and first floor bathroom, under floor heating to the ground floor, French doors from the lounge/dining room with a garden view. Externally a well kept manageable garden and single garage with electric remote control door.

The development is situated in the village of Penygroes with the primary school located nearby and offers good basic amenities 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.





Entrance Hallway:

Double glazed window to front, laminate flooring, understairs storage cupboard, stairs to first floor.

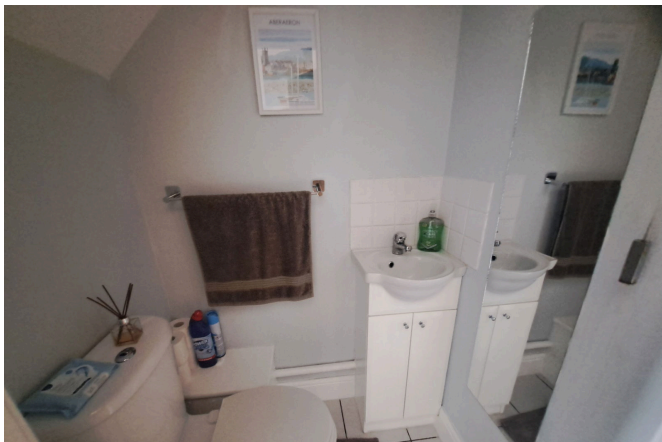
Cloakroom:

WC, wash hand basin in vanity unit with tiled splashback, tiled floor.

Lounge/Dining Room:

4.78m x 3.73m (15'8" x 9'0"/12'3")

Double glazed window and double glazed French doors to rear, laminate flooring, wall mounted modern electric remote control fire, column radiator.





Kitchen:

2.69m x 2.64m (8'10" x 8'8")

Double glazed window to front, fitted with a range of wall and base units, electric hob and oven with extractor fan over, plumbing for washing machine and dishwasher, integrated fridge freezer, tiled floor.

First Floor Landing:

Double glazed window to side, entrance to loft.

Bedroom One:

3.61m x 2.41m (11'10" x 7'11")

Two double glazed window to front, walk in wardrobe, single panel radiator.

Bedroom Two:

3.99m x 2.59m (13'1" x 8'6")

Double glazed window to rear, single panel radiator.

Bathroom:

2.03m x 2.01m (6'8" x 6'7")

Double glazed obscure window to rear, suite comprises panelled bath with shower over and screen, WC, pedestal wash hand basin, part tiled walls, double panel radiator.

Externally:

A paved frontage and side driveway leading to **SINGLE GARAGE 20'10" X 9'5"** with mezzanine floor, electric remote control door also housing oil boiler providing domestic hot water and central heating. Side pedestrian access to an enclosed rear garden mainly laid to lawn, side flower beds and paved patio.

Services:

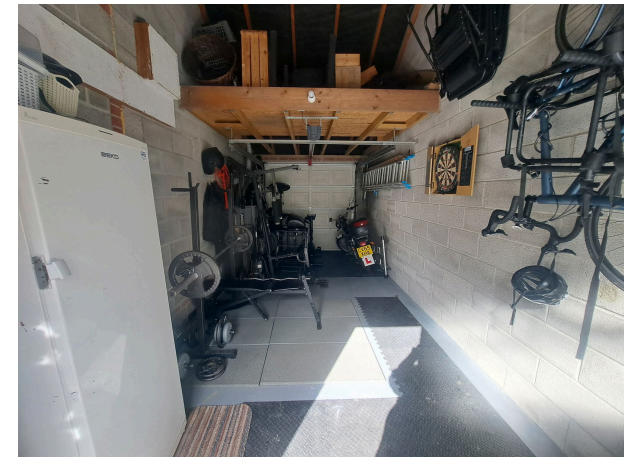
We are advised mains water, electricity connected, oil fired central heating with under floor heating to the ground floor.

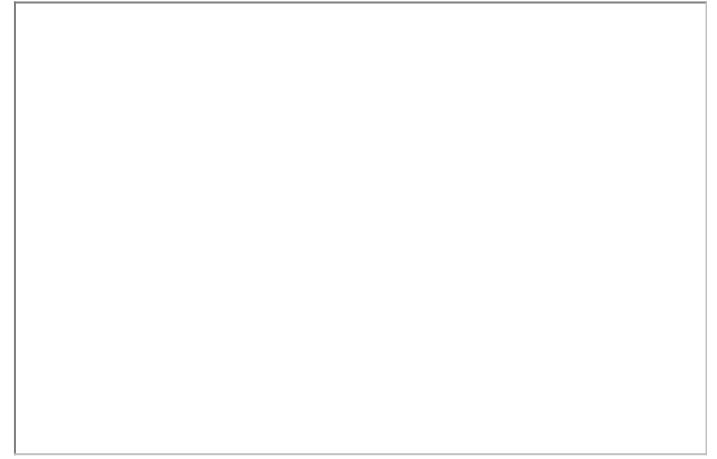
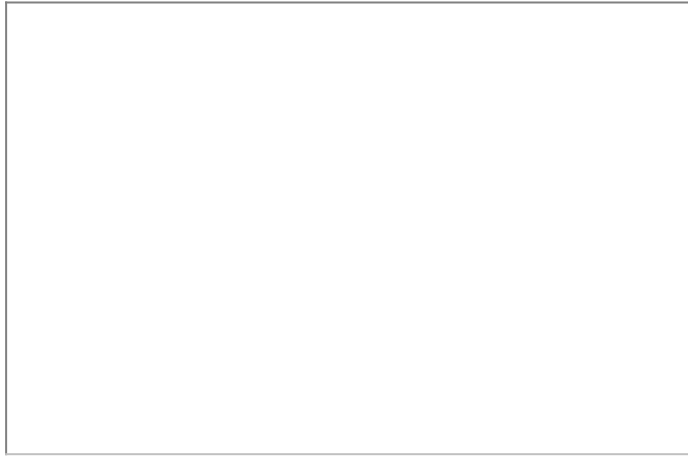
Tenure:

Freehold.

Council Tax:

D.





Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office in Ammanford proceed to the traffic lights bearing right onto Wind Street. Proceed straight through the traffic lights onto the villages of Penybanc and Tycroes. Take the second right turning after passing the Mountain Gate onto Hendre Road. Go straight through the traffic lights on Capel Hendre Square. Pass the turning for Black Lion Road and continue through the village of Penygroes. On reaching Penygroes primary school located on the right hand side turn right onto Caerbryn Road whereby the development and property will be located on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor levels are approximate and should not be relied upon.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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