



209 Penybanc Road

Offers In Region Of £229,995



Calow Evans
Estate Agents

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This traditional four-bedroom detached property is located on a bus route in the village of Penybanc, providing easy access to the M4 motorway. The home features a ground floor bathroom and a first floor shower room, presenting great potential to become an ideal family residence. Externally, the property includes a driveway, double integral garage and a larger-than-average garden, perfect for families and garden enthusiasts. There is also plenty of opportunity to extend the property (subject to the necessary consents).

The village of Penybanc is conveniently located to the M4 motorway and offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre. Out of town retailers are located at Cross Hands Business Park. Ease of access to the M4 motorway is via junction 49 at Pont Abraham.





Accommodation:

Entrance Porch

Single glazed window to side & rear, door to:

Lounge

5.82m x 4.78m (19'1"/9'11" x 15'8"/11'2")

Double glazed window to front, double panel radiator, solid fuel fire in bricked fireplace (dysfunctional), door to stairs to first floor.





Kitchen/Breakfast Room

3.56m x 3.15m (11'8" x 10'4")

Single glazed window to rear, single panel radiator, fitted with wall & base units, space for cooker, stainless steel sink & draining board.

Door to garage:

Bathroom

2.24m x 1.7m (7'4" x 5'7")

Double glazed window to rear, tiled panelled bath, pedestal wash hand basin, door to:

WC/Utility

Single glazed window to rear, WC, plumbing for washing machine.



Rear Hallway

Door to side

Inner Passage

Under-stairs storage cupboard, door to:

Store Room

Single glazed window to rear, storage cupboard.



Lean To

Single glazed windows to side & rear, dingle glazed panelled door to side.

First Floor Landing

Single glazed window to rear, single panel radiator.

Bedroom One

4.24m x 3.66m (13'11" x 12'0"/8'11")

Double glazed window to front, radiator, built-in wardrobes.





Bedroom Two

3.48m x 3.12m (11'5" x 10'3"/9'8")

Single glazed window to rear, single panel radiator, cupboard housing gas boiler providing domestic hot water & central heating, storage cupboard.

Bedroom Three

3.61m x 2.69m (11'10" x 8'10"/8')

Double glazed window to front, single panel radiator, storage cupboard.

Bedroom Four

2.57m x 2.51m (8'5" x 8'3")

Double glazed window to front, single panel radiator.

Integral Garage One

7.21m x 3.73m (23'8" x 12'3")

Up-and-over door, door to:

Garage Two

6.27m x 2.92m (20'7" x 9'7")

Up-and-over door, door to rear garden.

Externally

Driveway to the front offering ample parking, two integral garages, side pedestrian access to a fairly level and larger than average garden comprising lawned areas, paved patio area, former raised vegetable beds, greenhouse, three storage sheds, outside tap.

Services

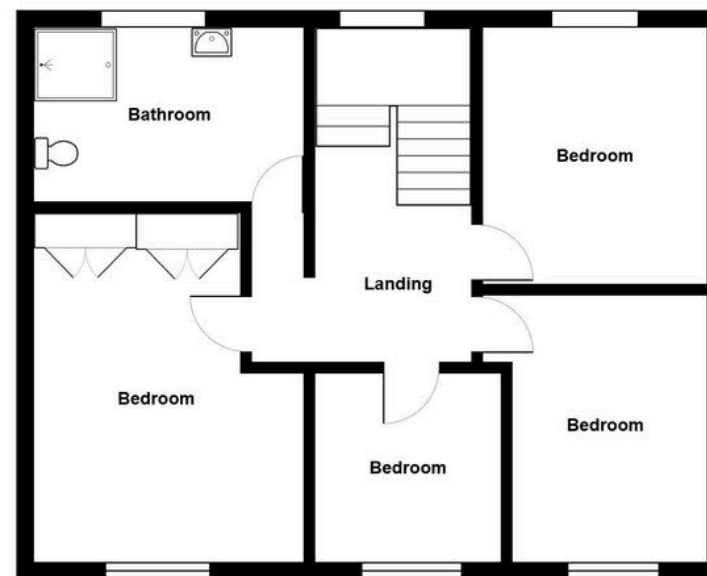
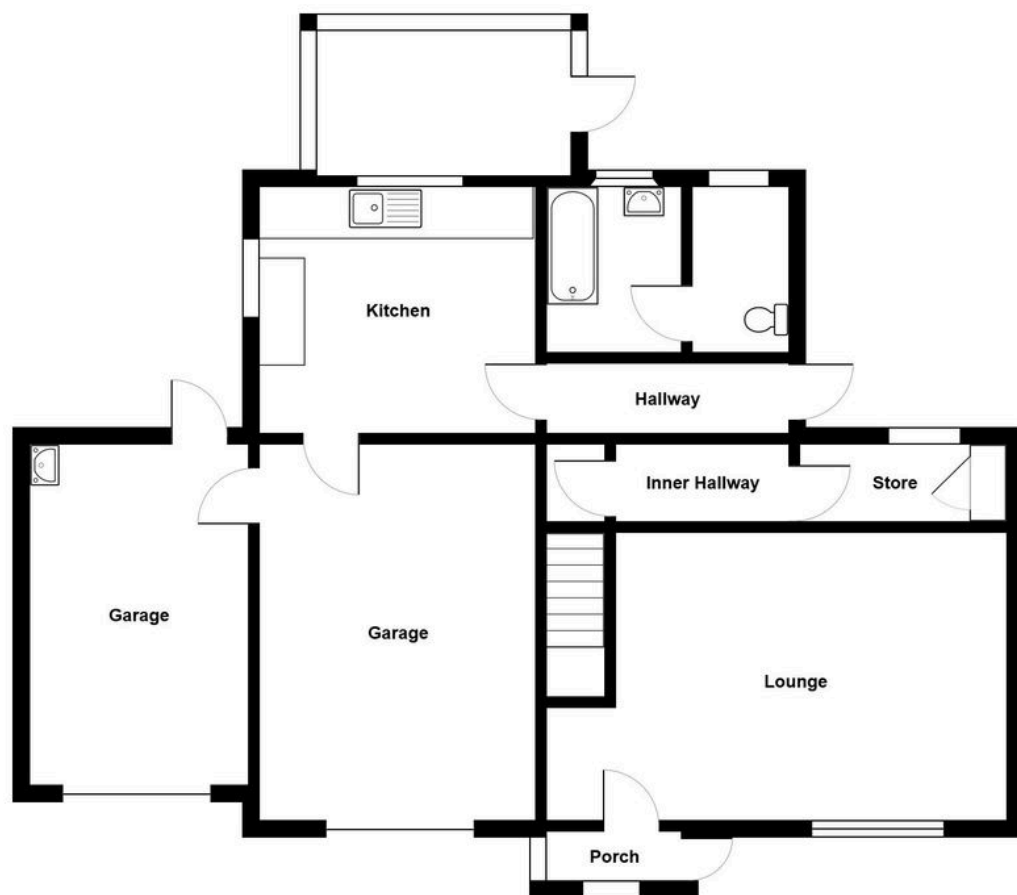
We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band D



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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