



Bridge Street, Penygroes, Llanelli, SA14

Offers In Region Of £139,999



Calow Evans  
Estate Agents

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



## Bridge Street, Penygroes, Llanelli, SA14

### NO UPPER CHAIN.

A three bedroom mid terraced property situated in the village of Penygroes. The property has been refurbished and benefits from a first floor bathroom, oil fired central heating and double glazing. This is an ideal property for the first time buyer or investor.

The village of Penygroes offers good basic amenities to include a primary school with out of town retailers located at Cross Hands Business Park. Access to the M4 motorway or link roads is via the A48 dual carriageway connection at Cross Hands.







## Entrance Hallway:

Stairs to first floor, single panel radiator.

## Lounge/Dining Room:

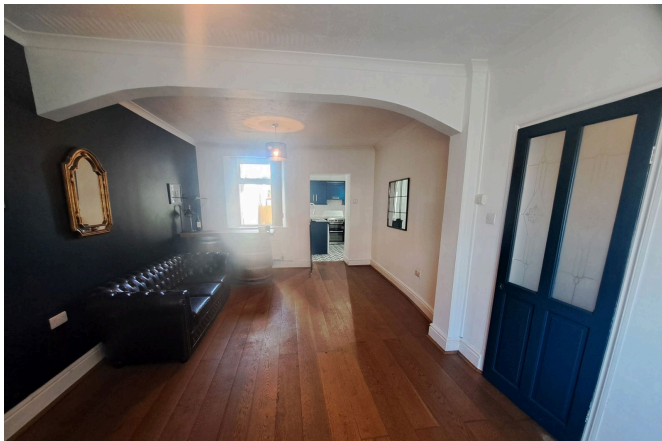
6.22m x 3.58m (20'5" x 11'9")

Double glazed window to front, laminate flooring, double panel radiator.

## Kitchen:

3.12m x 2.34m (10'3" x 7'8")

Double glazed window and double glazed glass panel door to side, fitted with a range of wall and base units, single bowl sink unit and draining board, cooker space, plumbing for washing machine, part tiled walls, understairs storage cupboard.









**First Floor Landing:**

**Bedroom One:**

3.76m x 2.41m (12'4" x 7'2"/7'11")

Double glazed window to front, airing cupboard with radiator, single panel radiator.

**Bedroom Two:**

2.84m x 2.39m (9'4" x 7'10")

Double glazed window to rear, single panel radiator.

**Bedroom Three:**

2.74m x 2.08m (9'0" x 6'10")

Double glazed window to front, single panel radiator.

**Bathroom:**

3.2m x 2.34m (10'6" x 7'8")

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

**Services:**

We are advised all main services are connected. Oil fired central heating.

**Tenure:**

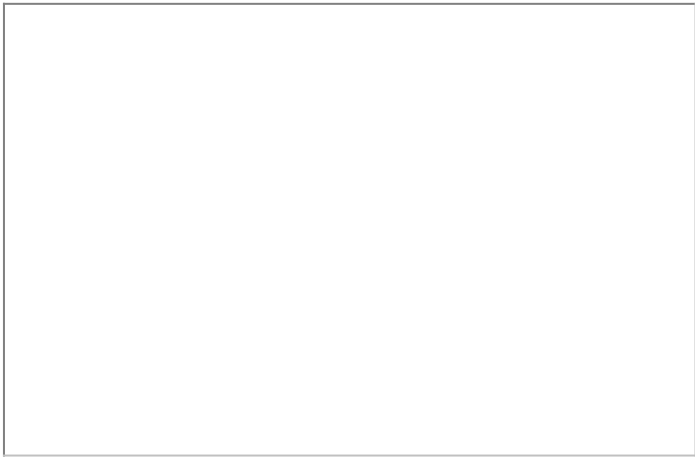
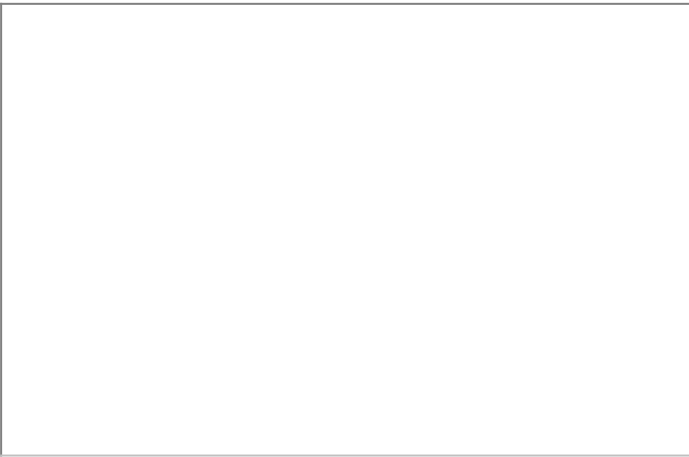
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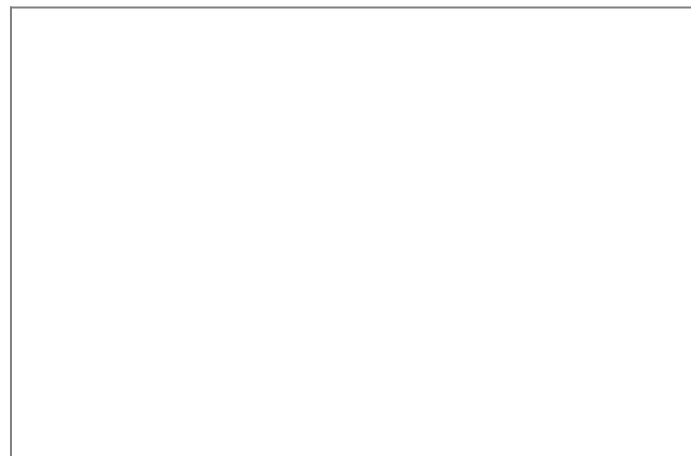
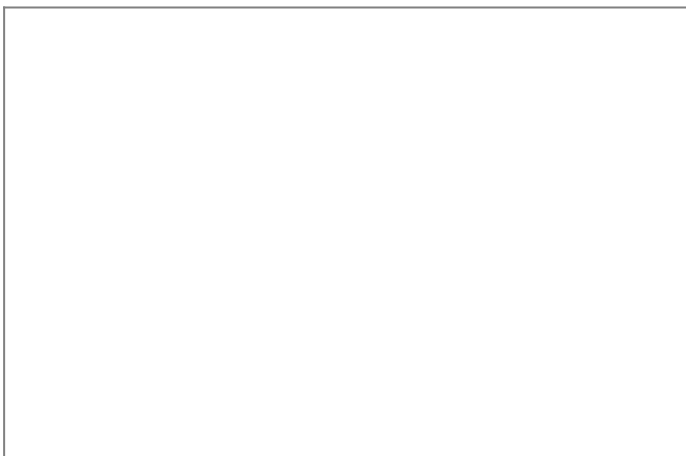
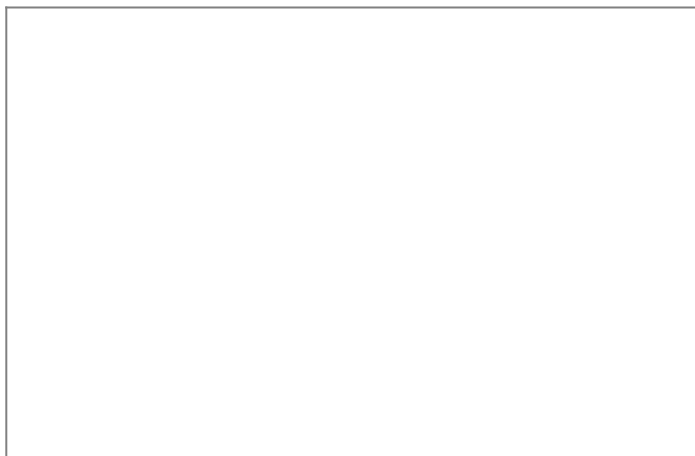
**Council Tax:**

B.

**Externally:**

Paved patio, external oil boiler providing domestic hot water and central heating, gated area to a larger garden mainly laid to lawn. Please note number 12 enjoys pedestrian right of access across the neighbouring property, also the neighbouring properties also enjoys the same right of access.





### **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 onto the village of Penygroes. Proceed through the village onto Bridge Street which is located at the end of the road whereby the 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 plan's should not be relied upon as they are only approximate and intended to give a general impression of the property.



All measurements are approximate and for display purposes only



### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128