



House - End Terrace

1 GWENLAIS HOUSE PENTREGWENLAIS, LLANDYBIE, SA18 3JH

Offers In The Region Of

£85,000

FEATURES

- Two Bedroom End Terrace
- Oil-Fired Central Heating & uPVC Double Glazing
- Council Tax - C
- EPC - D59
- Open Plan Kitchen with Living Area
- Rear Garden with Off-Road Parking
- Freehold
- NO ONWARD CHAIN



THOMAS
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estate agents

2 Bedroom House - End Terrace located in Llandybie

Ground Floor

Entrance Hall

uPVC door leading into...

Open Plan Kitchen with Living Area

22'3" x 13'9"

Includes fireplace feature, a radiator, base units with a stainless steel single drainer sink unit, hob and oven, and space for automatic washing machine. A window to the rear and double doors leading out to the rear garden.

First Floor

Landing Area

With hatch to roof space.

Bedroom 1

11'1" x 10'5"

Featuring a radiator, built-in storage, and two windows overlooking the front of the property.

Bedroom 2

10'5" x 7'2"

Includes a radiator, built-in storage, and a window overlooking the rear of the property.

Bathroom

7'6" x 6'6"

Fitted with a low-level flush WC, pedestal wash hand basin, and a bath. The room features part-tiled floor and a window to the rear.

External

Front: A forecourt area.

Rear: A garden with an oil-fired central heating boiler and oil tank, along with off-road parking.

Services

Oil Central heating.

Mains electric, water, and drainage.

Council Tax

- C

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

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Directions

Leave Ammanford on College Street and travel approximately 1 mile through the village of Llandybie. Turn left onto Pentregwenlais Road and continue up the hill for approximately 0.5 miles and the property can be found on the left hand side, identified by our For Sale board.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

Call us on

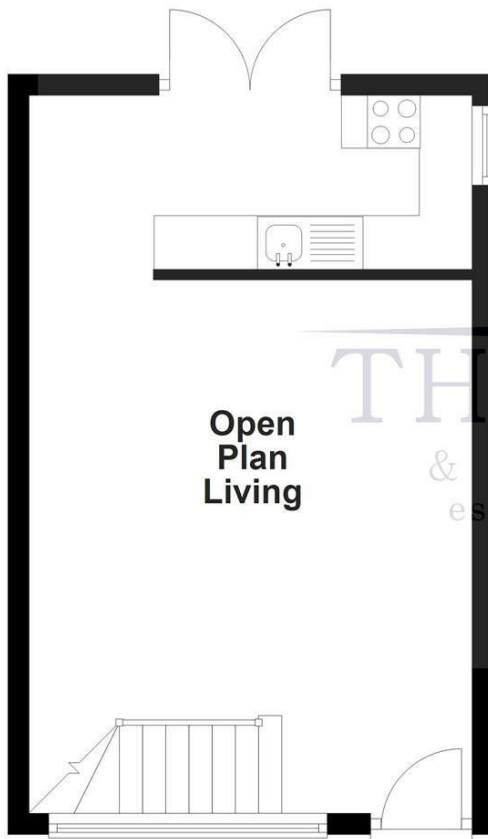
01269 597949

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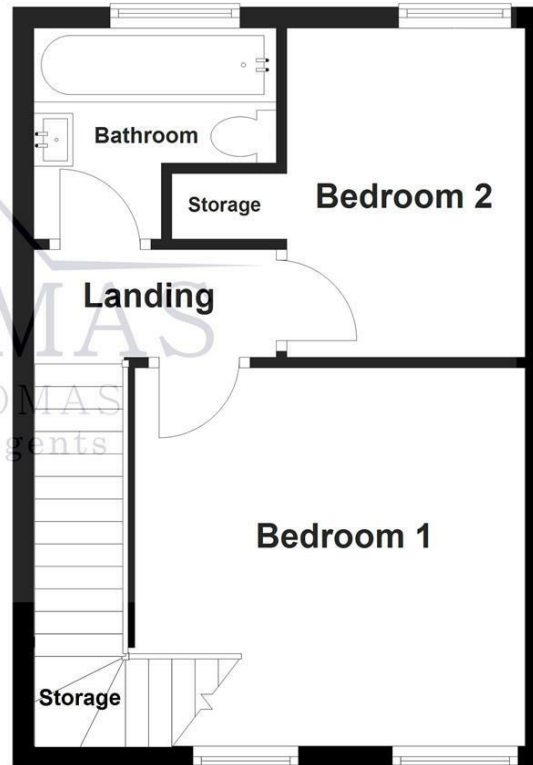
Council Tax Band

C

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.