



Bungalow - Detached (EPC Rating: D) Freehold

BRYNGLAS, PENYGROES, LLANELLI, SA14 7PY

Offers In The Region Of

£229,950

THOMAS
& THOMAS
estate agents



2 Bedroom Bungalow - Detached located in Penygroes

Thomas & Thomas has the pleasure in offering For Sale this delightful Detached Bungalow located within a quiet cul-de-sac in the small village of Penygroes, with all its shopping facilities, leisure amenities, schools and good transport links to the M4 Motorway just a short distance away in Ammanford Town Centre or Cross Hands. The accommodation comprises Entrance Hall, Lounge/Diner, Kitchen, Cloakroom, Two Bedrooms and Shower Room. The property benefits from Economy 7 Electric Heating and uPVC Double Glazing. Externally, there is off-road parking on the side driveway and an adjacent block built Garage with electricity connected, along with front and rear garden areas.

Council Tax Band - C. Freehold. EPC - D58.

Ground Floor

With Front Entrance Porch leading into...

Entrance Hall

5'5" x 4'7"

With storage heater, coat hooks, textured and coved ceiling and doors leading into...

Cloakroom

With low level flush WC, vanity wash hand basin, textured and coved ceiling.

Open Plan Lounge/Diner

23'3" x 10'9" reducing to 9'9"

With storage heater, feature fireplace, textured and coved ceiling, uPVC double glazed window to the front and archway leading into dining room with storage heater and window to the side.

Kitchen

9'10" x 8'6"

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker with extractor above, plumbing for automatic washing machine, storage heater, part tiled walls, textured and coved ceiling, window and door to the side of the property.

Inner Hallway

With airing cupboard storing hot water cylinder, hatch to roof space and textured ceiling.

Bedroom 1

12'8" x 9'10"

With storage heater, fitted wardrobes, textured and coved ceiling, window to the rear of the property.

Bedroom 2

9'5" x 9'2"

With storage heater, textured and coved ceiling, window and door to the rear of the property.

Shower Room

8'2" x 5'9"

With low level flush WC, vanity wash hand basin, double electric shower, extractor fan, wall light, wall heater and heated towel rail, built-in storage cupboard, textured ceiling, part tiled walls and window to the side of the property.

External

Front: Gravelled front garden.

Side Driveway with ample parking and outside tap leading to single garage (16'9" x 8'7"), currently used for storage, with electricity connected, adjoining neighbouring garage.

Rear: Well maintained, fully enclosed rear garden space, paved patio area, gravelled area with a shed and greenhouse

Services

Mains electricity, water and drainage.

Council Tax

- Band 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 e-mail on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

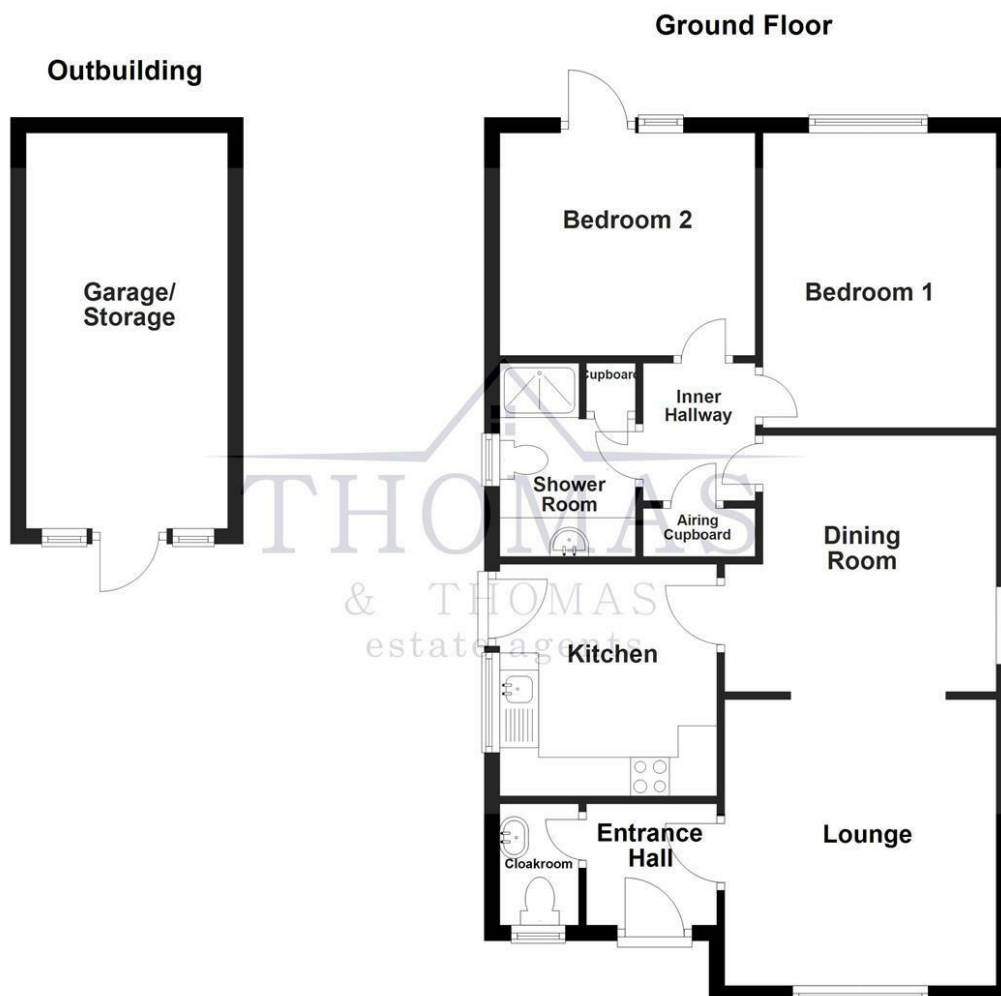
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Directions

Leave Ammanford on College Street, then turn third left into Station Road, turn second right and continue straight over the railway crossing and up the hill for approximately 3 miles to the crossroads in Capel Hendre. Turn right and proceed towards Penygroes, as you climb the hill turn right into Maesglas Road, turn first left into Brynglas and follow the road until the property can be found on the left hand side.

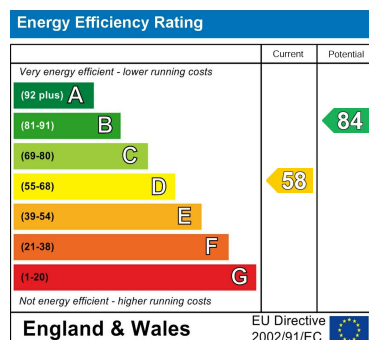




Council Tax Band

C

Energy Performance Graph



Call us on

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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.

