



House - Semi-Detached (EPC Rating: D) Freehold

BRYN ROAD, PENYGROES, SA14 7PW

Offers In The Region Of

£170,000

3 Bedroom House - Semi-Detached located in Llanelli

Thomas & Thomas have the pleasure in offering For Sale this 3 Bedroom Semi Detached House situated on a side road located in the village of Penygroes with easy access to shopping, leisure facilities and good transport links to the M4 Motorway ideal for commuting to Carmarthen, Llanelli and Swansea. The accommodation comprises entrance porch, entrance hall, sitting room, lounge, kitchen with dining area, utility room on the ground floor with 3 double bedrooms and a shower room on the first floor. Externally, there is a front forecourt and to the rear an enclosed garden with paved patio leading to lawned area. The property benefits from Oil Central Heating and uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - D60. NO ONWARD CHAIN.

Ground Floor

With front entrance door leading into...

Porch

With door leading into...

Entrance Hall

With stairs to first floor, under stairs cupboard, radiator and coved ceiling.

Lounge

3 x 3.2 (9'10" x 10'5")

With radiator, coved ceiling, window to the front and glass sliding doors leading into...

Sitting Room

3.3 x 5 (10'9" x 16'4")

With radiator, electric inset fireplace, coved ceiling and window to the side.

Kitchen with Dining Area

4.8 x 3 (15'8" x 9'10")

With base and wall units, one and a half bowl sink unit with mixer tap and drainer, electric hob and oven with extractor above, plumbing for automatic washing machine, coved ceiling, part tiled walls and window to the rear of the property.

Utility

1.8 x 1.8 (5'10" x 5'10")

With base and wall units.

Side Porch

Leading to the garden.

First Floor

Landing

With hatch to roof space, coved ceiling and window to the side.

Bedroom 1

3.2 x 3.8 (10'5" x 12'5")

With radiator, coved ceiling, fitted cupboard and windows to the front.

Bedroom 2

3.2 x 3.8 (10'5" x 12'5")

With radiator, fitted cupboards and window to the rear.

Bedroom 3

2.8 x 2.9 (9'2" x 9'6")

With radiator and window to the rear.

Shower Room

2 x 2 (6'6" x 6'6")

With low level flush WC, pedestal wash hand basin, Respatex walk in shower, extractor fan, radiator, part tiled walls and obscure glass window to the side.

External

Front: Front forecourt with side access to rear.

Rear: With patio area, basement and oil fired central heating boiler leading to an enclosed rear garden with is mainly laid to lawn.

Services

Mains water, electric and drainage. Oil Tank.

Council Tax

- Band B

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

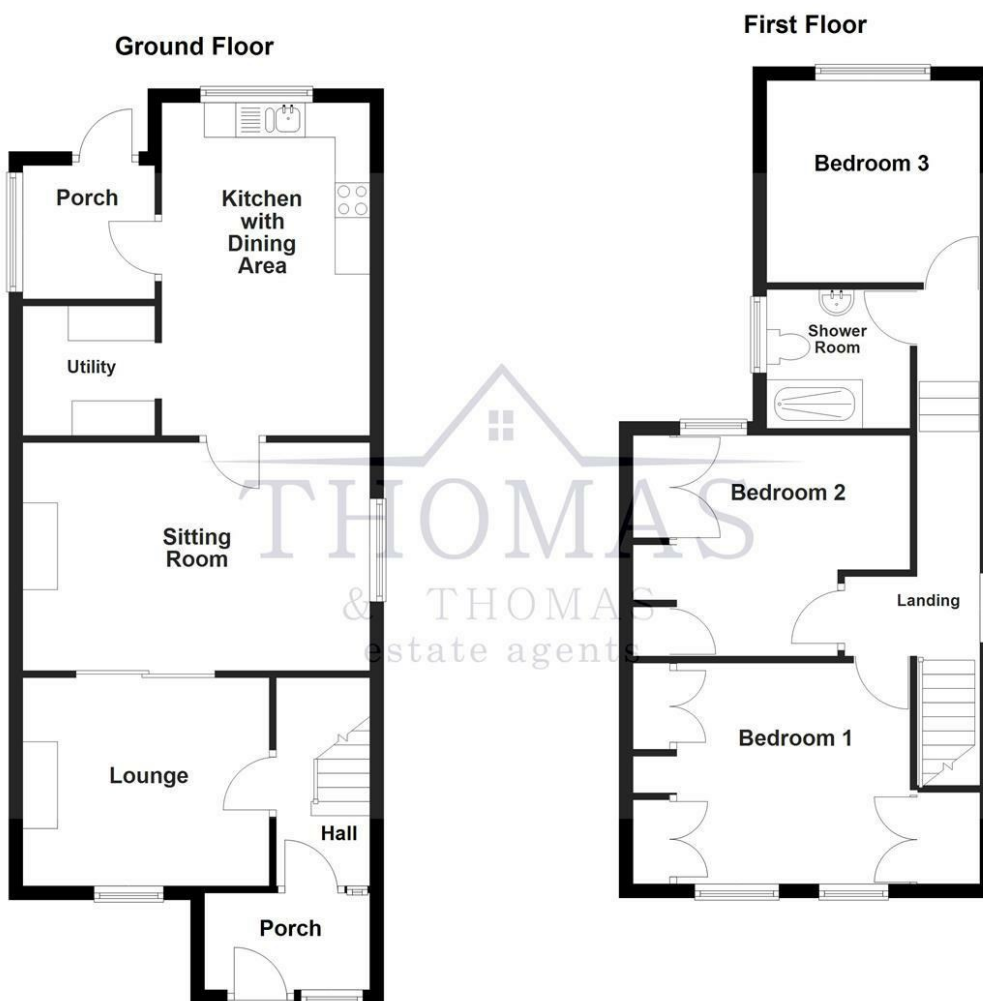
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

Directions

Leave Ammanford on College Street, turn third left into Station Road, then second right continue over the level crossing and up the hill and follow the road to the cross road in Capel Hendre. Turn right and continue for a further mile or so and at the top of the hill turn right into Bryn Road and the property can be found on the left hand side identified by our 'For Sale' Board.



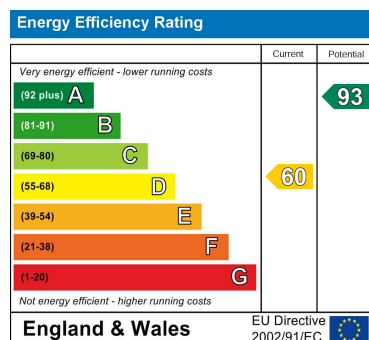
THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB



Council Tax Band

B

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.

