



**15 Parc Penciae, Llandybie, Ammanford, SA18 3AZ**

**Offers in the region of £390,000**

We have pleasure in offering for sale this well maintained detached dormer bungalow, situated in the popular village of Llandybie within easy access of all local amenities including school, shops restaurant and train station and only 2 miles from Ammanford town centre. Accommodation comprises entrance hall, large lounge, kitchen/breakfast room, utility room, downstairs cloakroom with WC, ground floor bedroom with en suite and 3 bedrooms on the first floor with shower room. The property benefits from gas central heating (under floor heating downstairs), uPVC double glazing, off road parking, garage and front and rear landscaped gardens. Viewing highly recommended.



## Ground Floor

with underfloor heating, uPVC double glazed entrance door

## Entrance Hall

11'1" x 17'10" (3.38 x 5.46)



with stairs to first floor, under stairs cupboard, laminate floor and coved ceiling.

## Lounge

15'4" x 26'11" (4.69 x 8.22)



double doors lead to a large lounge with room for a formal dining area. Electric fire in marble surround, coved ceiling and 2 uPVC double glazed windows to front, uPVC double glazed Bay window to front and uPVC double glazed window to side.

## Kitchen/Breakfast Room

11'11" x 15'2" (3.64 x 4.63)



with range of fitted base and wall units and island, stainless steel one and a half bowl sink unit with mixer taps, 4 ring stainless steel gas hob with extractor over, built in oven, integrated dishwasher, integrated fridge freezer, wall mounted gas boiler (in cupboard) providing domestic hot water and central heating, part tiled walls, tiled floor, down lights, coved ceiling and uPVC double glazed window to side and uPVC double glazed French doors to rear.

## Utility Room

4'9" x 4'11" (1.46 x 1.5)

with range of fitted wall units, work surface, plumbing for automatic washing machine, tiled floor and uPVC double glazed window to side.

## Cloakroom/WC

5'6" x 8'5" (1.68 x 2.58)



with low level flush WC, pedestal wash hand basin with tiled splashback, manifold for underfloor heating, tiled floor, extractor

fan, shaver light/point and uPVC double glazed window to side.

### Ground Floor Bedroom 1

10'11" x 12'8" (3.34 x 3.88)



with coved ceiling and uPVC double glazed window to rear.

### Bedroom 1 En Suite

6'7" x 8'3" (2.01 x 2.53)



with low level flush WC, pedestal wash hand basin, walk in shower enclosure with mains shower, tiled floor, part tiled walls, wall mounted electric heater, extractor fan, shaver light and point and uPVC double glazed window to side.

### First Floor

#### Landing

with large airing cupboard with slatted shelves and radiator.

### Bedroom 2

14'3" x 14'1" (4.35 x 4.3)



with access to eaves storage either side, radiator and Fakro roof windows to each side.

### Bedroom 3

9'6" x 14'1" (2.91 x 4.3)



with radiator and uPVC double glazed window to rear.



## Bedroom 4

12'5" x 7'10" (3.81 x 2.4)



with radiator and uPVC double glazed window to side.

## Shower Room

8'0" x 5'8" (2.44 x 1.73)



with low level flush WC, pedestal wash hand basin, corner shower enclosure with electric shower, tiled walls, tiled floor, extractor fan, shaver light/point and radiator.

## Outside

Landscaped gravelled garden and plants to front. At rear, low maintenance landscaped rear garden with paved patio area and raised beds. Tarmacked 3 car drive way for off road parking leading to garage.

## Garage

21'11" x 11'4" (6.69 x 3.46)

with electric up and over door and power and light connected.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

## NOTE

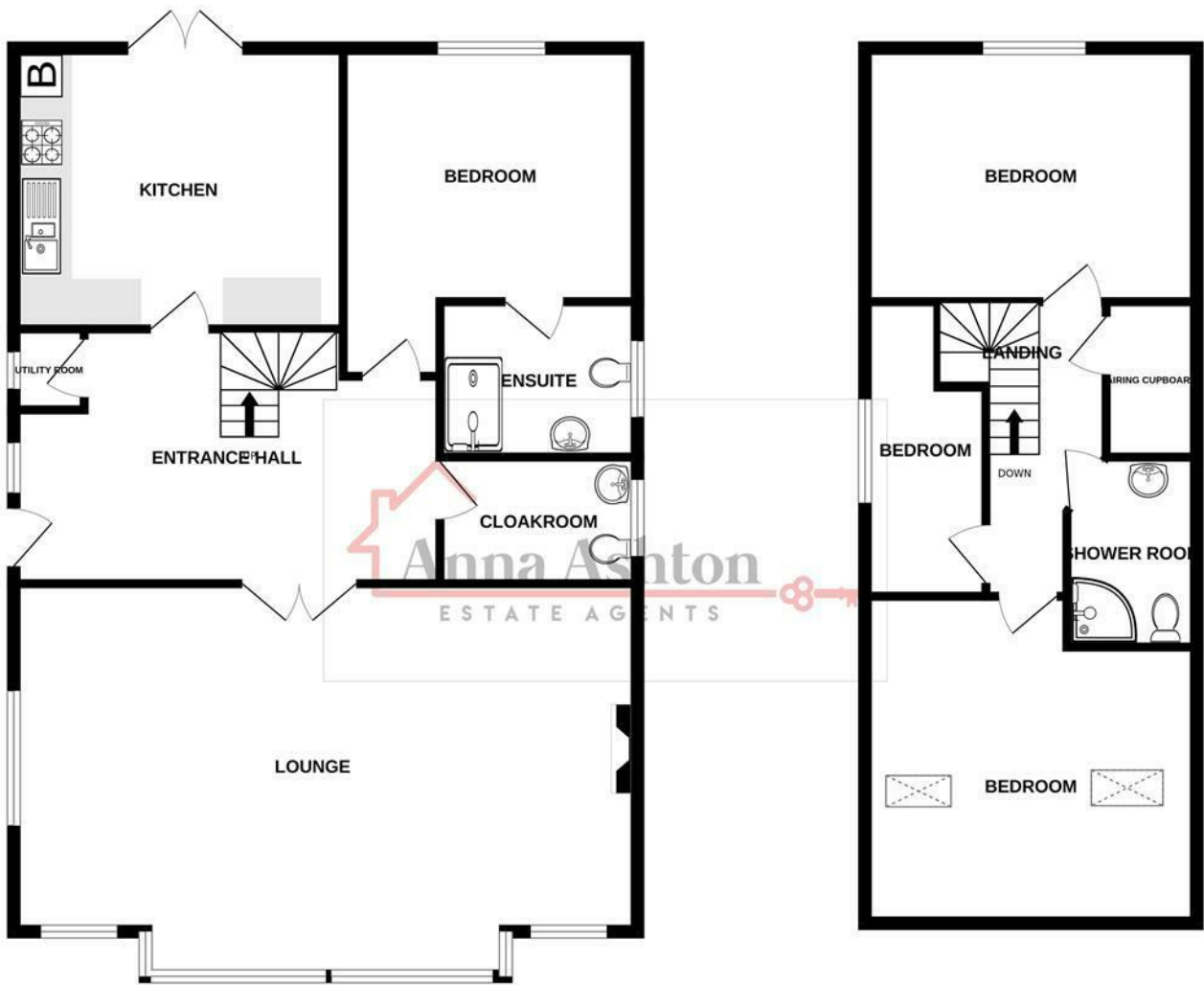
All photographs are taken with a wide angle lens.

## Directions

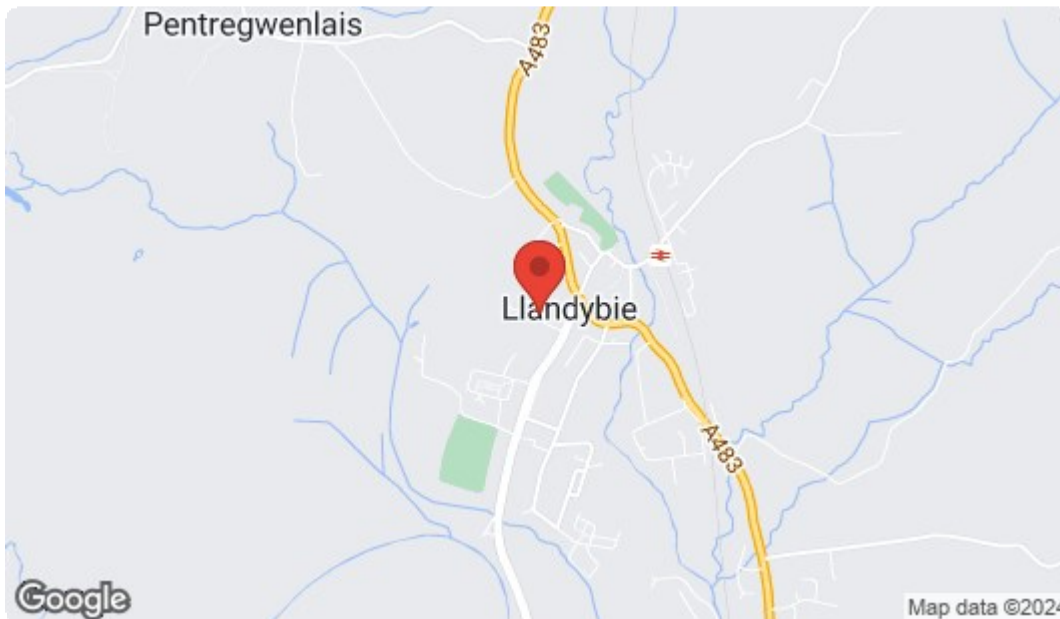
Leave Ammanford on College Street and travel for approximately 2 miles into the village of Llandybie. Turn left at the crossroads then first right into Parc Pencae and then first right and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.