



**32 Gilfach Y Gog, Penygroes, Llanelli, SA14 7RJ**

**Offers in the region of £299,950**

NO UPPER CHAIN.... We have the pleasure in offering For Sale this attractive and well maintained detached bungalow set on the edge of the village of Penygroes within easy access of local amenities, approximately 4 miles from Ammanford town centre and 3 miles of the M4 motorway. Accommodation comprises entrance hall, lounge, sitting room/bedroom 4, kitchen, 3 bedrooms one with en suite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, integrated garage and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall



with 2 radiators one with a radiator cover, and coved ceiling.

## Lounge

12'7" x 17'2" (3.84 x 5.24)



with electric fire in feature surround, radiator, coved ceiling and uPVC double glazed window to front.

## Sitting Room / Bedroom 4

13'2" x 10'4" (4.03 x 3.16)



with electric fire in feature surround, radiator, coved ceiling and uPVC double glazed patio doors to rear.

## Kitchen

13'6" x 10'8" (4.14 x 3.26)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over, electric oven, integrated fridge freezer, built-in storage cupboard with hanging rail and radiator, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window and door to rear.

## Hallway

with hatch to roof space, built-in cupboard with hanging rail and storage and built in

cupboard with wall mounted boiler providing domestic hot water and central heating and part shelving.

**Bathroom**

9'8" x 6'3" (2.96 x 1.93)



with low level flush WC, vanity wash hand basin, panelled bath with electric shower over, part tiled walls, tiled floor, extractor fan, shaver point, radiator, coved ceiling and uPVC double glazed window to rear.

**Bedroom 1**

13'5" x 10'4" (4.10 x 3.15)



with fitted wardrobes, fitted chest of drawers, radiator, coved ceiling and uPVC double glazed window to front.

**En Suite**

7'5" x 10'4" (2.27 x 3.15)



with low level flush WC, vanity wash hand basin, electric shower cubicle, part Respatex walls, tiled floor, radiator, shaver light/point, extractor fan, coved ceiling and uPVC double glazed window to side.

**Bedroom 2**

9'7" x 9'6" (2.94 x 2.91)



with fitted wardrobes, radiator, coved ceiling and uPVC double glazed window to rear.

### Bedroom 3

9'8" red to 7'2" x 10'8" (2.96 red to 2.19 x 3.26)



with radiator, coved ceiling and uPVC double glazed window to rear.

### Outside



with off road parking for 2 cars to front, pergola entrance to front patio area, gravelled area with mature shrubs and trees and access either side of the property to rear garden with lawned garden, patio area, mature shrubs, outside tap and socket, shed, 2 raised beds, 3 arch trellises to lawned area.

### Integral Garage

17'7" x 16'3" (5.37 x 4.96)



with power and light connected, up and over door, plumbing for automatic washing machine, stainless steel sink unit, fitted base and wall storage cupboards, radiator and uPVC double glazed window and door to side.

### Services

LPG gas, electricity, water and drainage.

### Council Tax

Band E

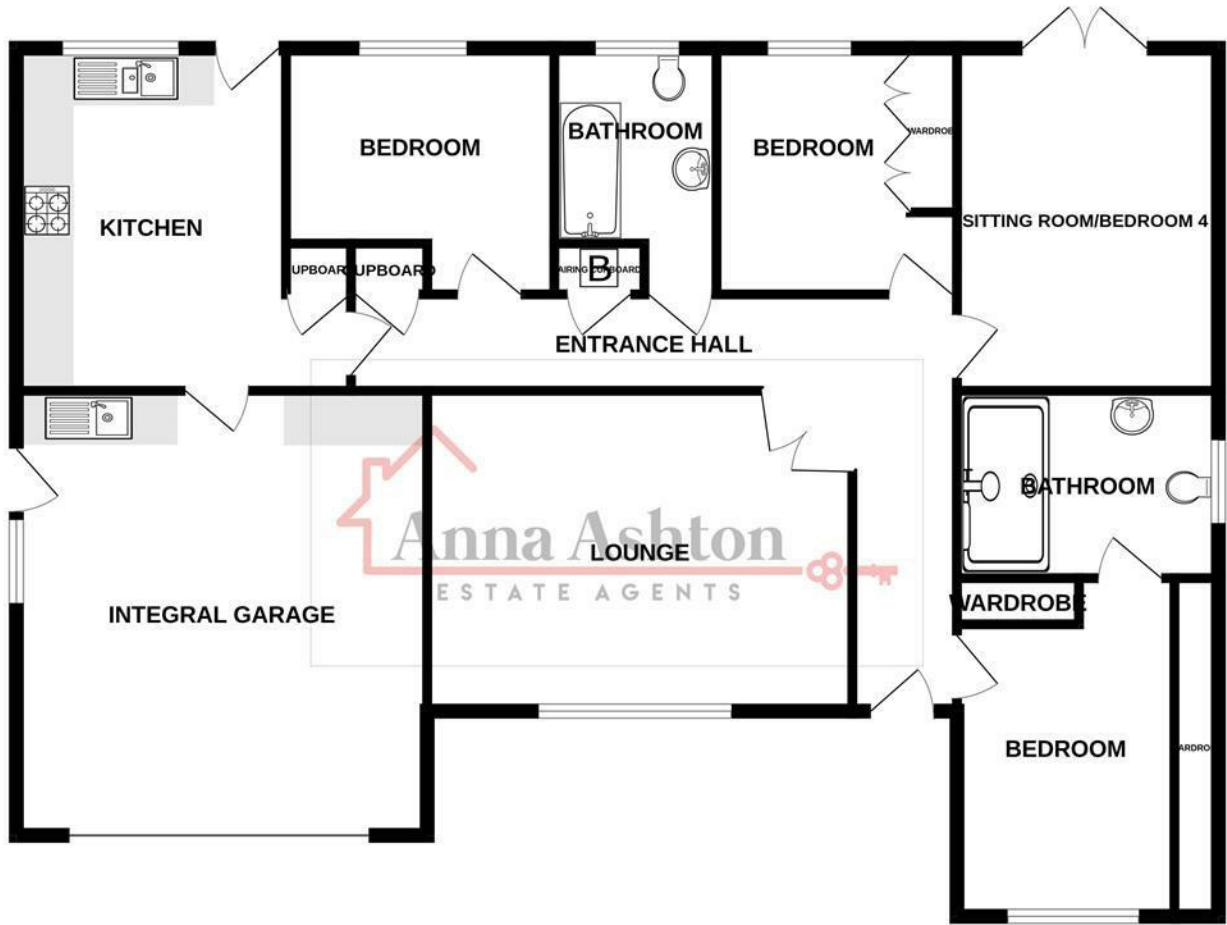
### NOTE

All photographs are taken with a wide angle lens.

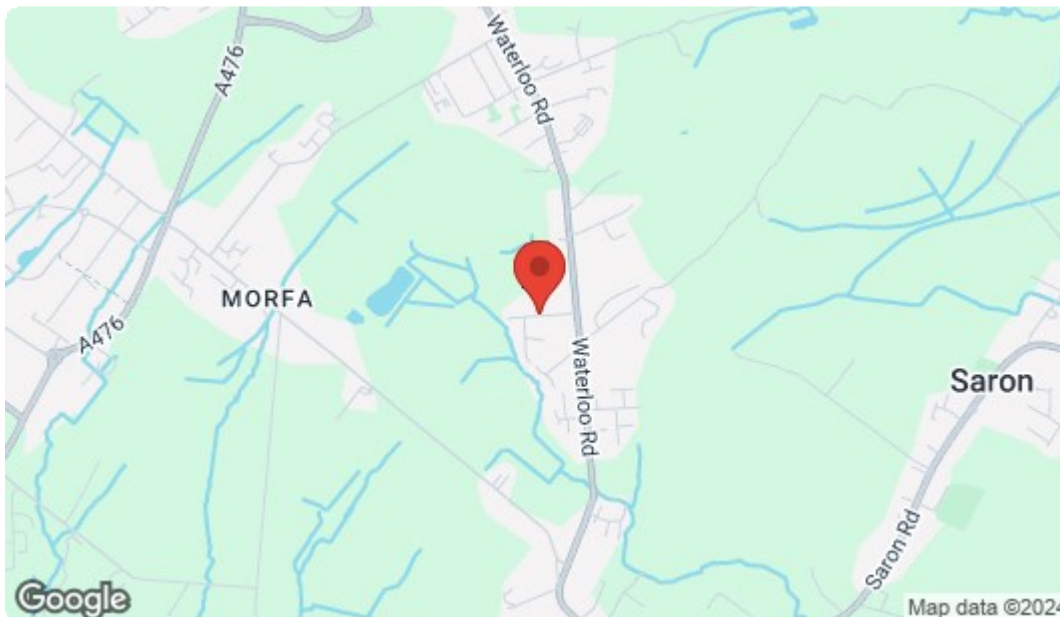
### Directions

Leave Ammanford on College Street and travel 2 miles into the village of Llandybie. At the crossroads turn left and travel for a further 2 miles into Penygroes. At the crossroads turn left and follow the road for approximately 1 mile then turn right into Davids Way and the property can be found on the left hand side, identified by our For Sale board.

# GROUND 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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.