



Brodawel Penybank, Llandeilo, Llandeilo, SA19 7TA

Offers in the region of £250,000

A detached bungalow in need of renovation set in the village of Penybank located close to the popular market town of Llandeilo close to local amenities including schools, shops and public houses.

Accommodation comprises entrance hall, lounge, kitchen, 3 bedrooms and bathroom. The property benefits from part solid fuel central heating, wooden single glazed windows, attached garage with inspection pit, off road parking and front and rear gardens.

Ground Floor

Wooden entrance door to

Entrance Hall

with built in airing cupboard with hot water cylinder, hatch to roof space, radiator and textured ceiling.

Lounge

15'1" max x 13'10" (4.6 max x 4.24)



with open fire in tiled fireplace, textured ceiling and wooden single glazed window to front.

Kitchen

10'7" x 19'2" (3.23 x 5.85)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point, solid fuel Rayburn Regent, part tiled walls, tiled floor, textured ceiling and single glazed wood window to rear.

Bathroom

8'2" min x 5'6" (2.51 min x 1.7)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, textured ceiling and single glazed wood window to rear.

Bedroom 1

13'10" x 12'2" (4.24 x 3.72)



with radiator, textured ceiling and single glazed wood window to rear.

Bedroom 2

11'10" x 9'11" (3.61 x 3.03)



with radiator, textured ceiling and single glazed wood window to front.

Bedroom 3

8'9" x 7'11" (2.68 x 2.43)



with radiator, textured ceiling and single glazed wood window to front.

Garage

26'6" x 9'11" (8.1 x 3.04)

with up and over door, power and light connected, inspection pit, work bench and window to side and door to rear.

Outside



with tarmac drive to front and lawned garden, access either side of the property to rear garden with lawned garden, flower bed, outside tap and nice views.

Services

Mains electricity, water and drainage.

Council Tax

Band

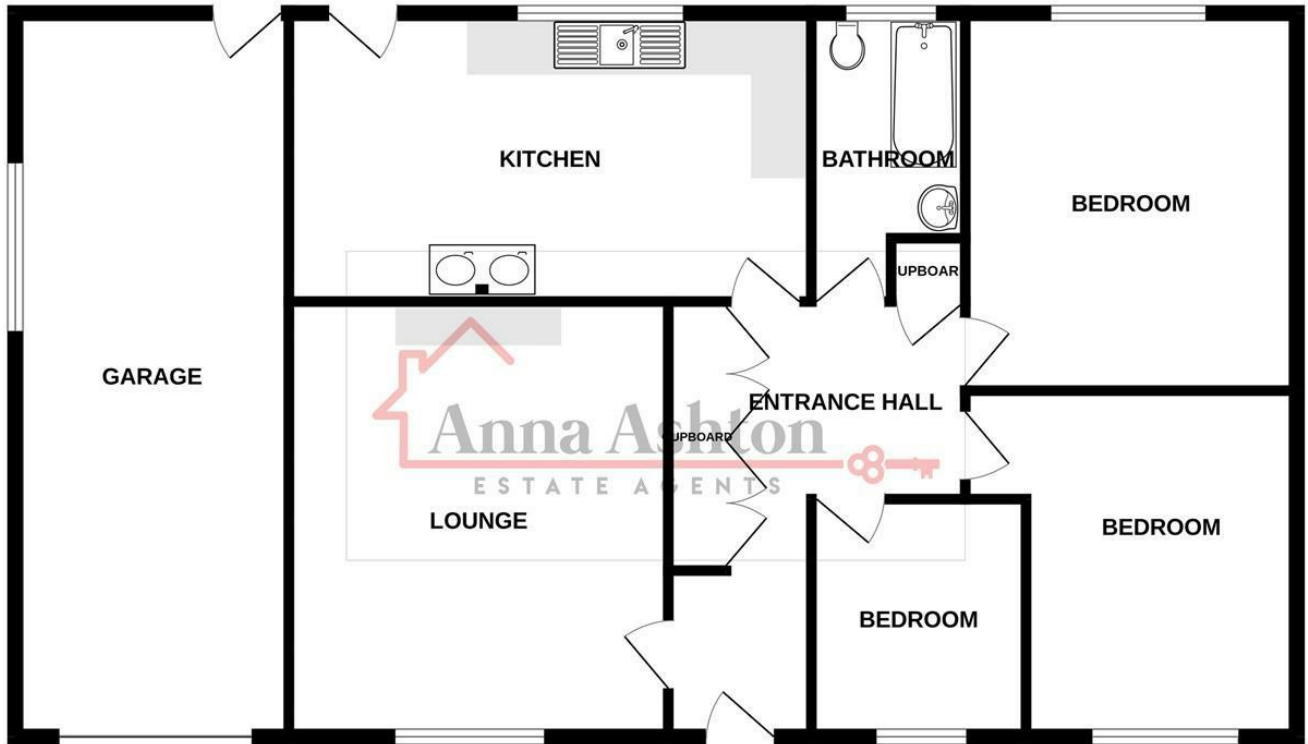
NOTE

All photographs are taken with a wide angle lens.

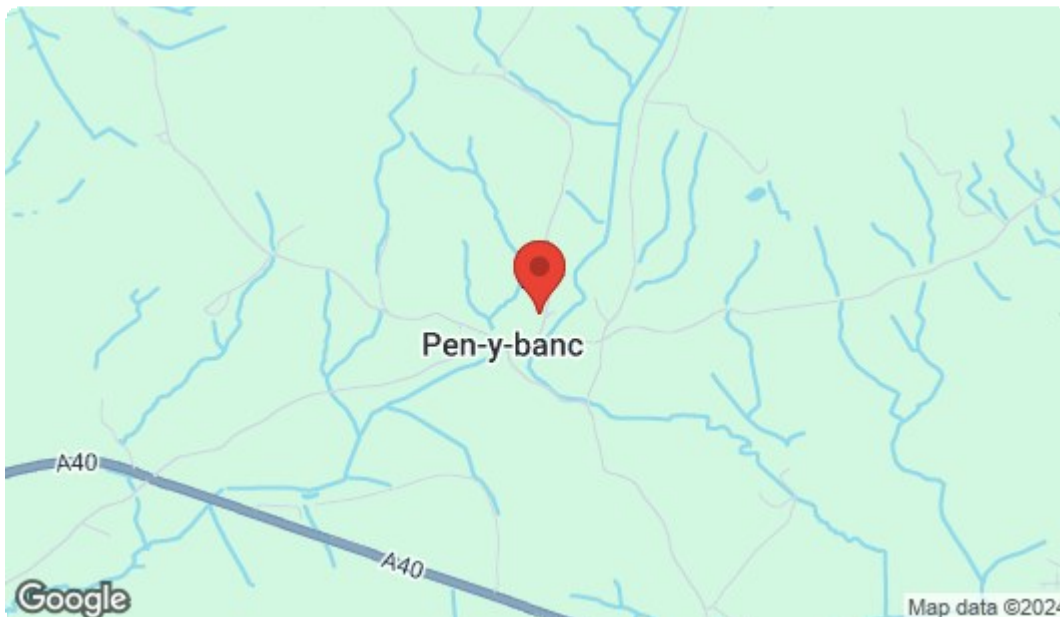
Directions

Travel through the town of Llandeilo and at the roundabout take the first exit onto the A40, take the first right for Penybanc. Follow the road and fork left, take the first right and then a left turn 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

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