



**201 Penybank Road, Penybank, Ammanford, SA18 3QP**

**Offers in the region of £315,000**

We have pleasure in offering for sale this modern detached house set in the village of Penybank within easy access of Ammanford town centre and the M4 motorway. Accommodation comprises entrance hall, downstairs WC, lounge, sitting room, kitchen, utility room, 3 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

## Ground Floor

Composite entrance door to

## Vestibule

with part tiled walls and door to

## Entrance Hall



with stairs to first floor, under stairs cupboard, radiator with cover, coat hooks and coved ceiling.

## Downstairs WC

5'4" x 2'3" (1.65 x 0.70)



with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor and uPVC double glazed window to side.

## Lounge/Diner

19'10" x 10'3" (6.07 x 3.14)



with electric fire in feature surround, 2 radiators one with cover, coved ceiling and uPVC double glazed window to front.

## Sitting Room

6'7" x 6'0" (2.01 x 1.84)



with radiator, coved ceiling and door to kitchen.

## Kitchen

12'11" x 16'2" red to 11'9" (3.95 x 4.95 red to 3.60)



with range of fitted base and wall units, single drainer sink unit with monobloc tap, 5 ring electric hob with extractor over and 2 ovens under, integrated dishwasher, central island with breakfast bar, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear.

## Utility

8'11" x 3'7" (2.72 x 1.11)



with range of fitted base and wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, coved ceiling and uPVC double glazed window to side and rear.

## First Floor

## Landing

with hatch to roof space, storage cupboard, coved ceiling and uPVC double glazed window to side.

## Bedroom 1

13'0" x 10'2" (3.97 x 3.11)



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

## En Suite

5'2" x 5'5" (1.59 x 1.67)



with low level flush WC, vanity wash hand basin, shower cubicle with mains shower, part tiled and part Respatex walls, radiator, extractor fan and uPVC double glazed window to rear.

## Bedroom 2

8'11" x 13'9" (2.72 x 4.20)



with radiator, coved ceiling and 2 uPVC double glazed windows to front.

## Bedroom 3

10'5" red to 7'8" x 10'4" red to 7'5" (3.18 red to 2.36 x 3.17 red to 2.28)



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

## Bathroom

7'2" x 5'5" (2.19 x 1.66)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, tiled walls, tiled floor, extractor fan, heated towel rail, downlights and uPVC double glazed window to side.

## Outside



with gated entrance to off road parking, lawned gardens to front, side access either side of the property to enclosed rear garden with patio area, raised borders, lawned garden, decked seating area, 1 workshop, 2 storage sheds and an outside WC, 2 timber sheds, bar area with built in barbecue, mature shrubs and outside tap.

## Services

Mains gas, electricity, water and drainage.

**NOTE**

All photographs are taken with a wide angle lens.

**AGENTS NOTE**

This property has owned solar panels. 3.2 kw+ 6.2 kw storage batteries.

**Council Tax**

Band C

**Directions**

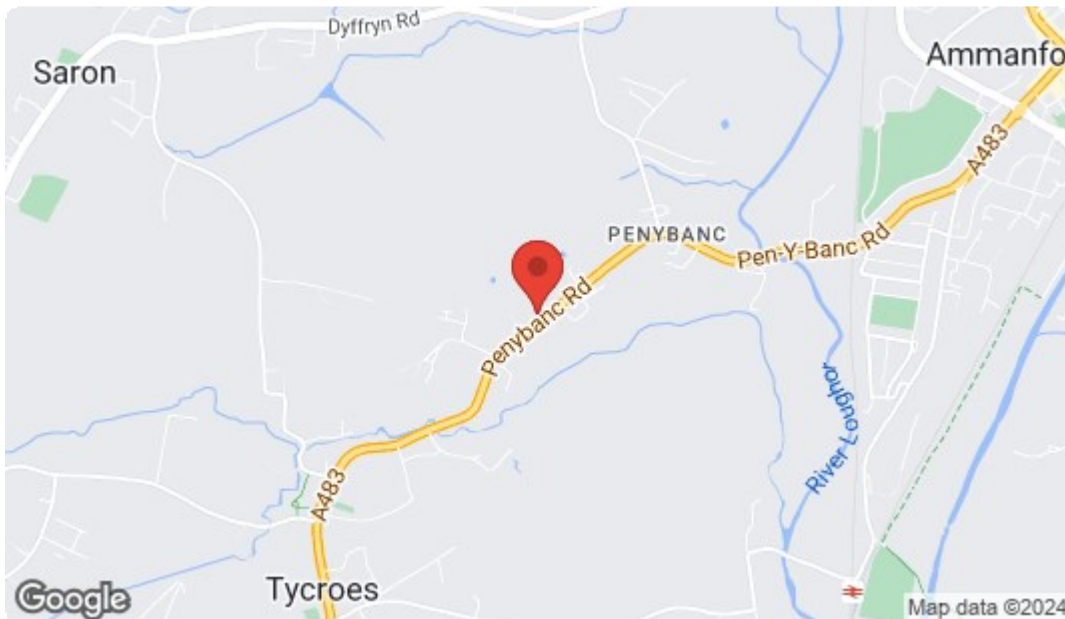
Leave Ammanford on Wind Street and proceed straight over the roundabout, follow the road for approximately 1 mile into Penybanc and the property can be found on the right hand side, identified by our For Sale board.

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) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(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.