



18 Clos Ael-Y-Bryn, Penygroes, Llanelli, SA14 7ND

Offers in the region of £230,000

A modern detached house set in the village of Penygroes with 4 miles of the M4 motorway and approximately 4 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen/diner, downstairs WC, 3 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 2 cars and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and tiled floor.

Downstairs WC

6'8" x 3'0" (2.05 x 0.93)



with low level flush WC, pedestal wash hand basin, radiator, part tiled walls, laminate floor, extractor fan and uPVC double glazed window to front.

Lounge

18'6" into bay x 9'5" (5.64 into bay x 2.89)



with radiator and uPVC double glazed bay window to front. Double doors to

Kitchen/Diner

9'8" x 16'9" (2.97 x 5.13)



with range of fitted base and wall units, Belfast sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, integrated fridge freezer, part tiled walls, part tiled floor, 2 radiators and 2 uPVC double glazed windows and French doors to rear.

First Floor

Landing

with hatch to roof space, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating and radiator.

Bedroom 1

12'11" red to 7'7" x 11'8" red to 9'11" (3.95 red to 2.32 x 3.57 red to 3.04)



with built in wardrobes, radiator and 2 uPVC double glazed windows to front.

En Suite

3'9" x 7'7" (1.15 x 2.32)



with low level flush WC, pedestal wash hand basin, tiled shower cubicle with mains shower, laminate floor, part tiled walls, radiator, extractor fan and uPVC double glazed window to side.

Bedroom 2

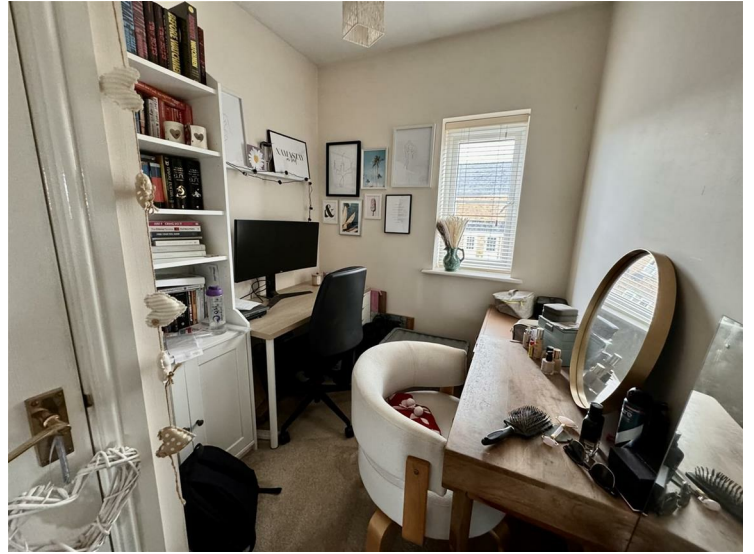
9'10" x 10'0" (3.00 x 3.05)



with radiator and 2 uPVC double glazed windows to rear.

Bedroom 3

9'4" x 6'8" (2.85 x 2.05)



with built in cupboard, radiator and uPVC double glazed window to front.

Bathroom

6'2" x 6'8" (1.90 x 2.04)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan, radiator and uPVC double glazed window to rear.

Outside



with lawned garden to front, tarmac drive for 2 cars, access either side of the property to enclosed rear garden with gravel borders, patio area and lawned garden.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

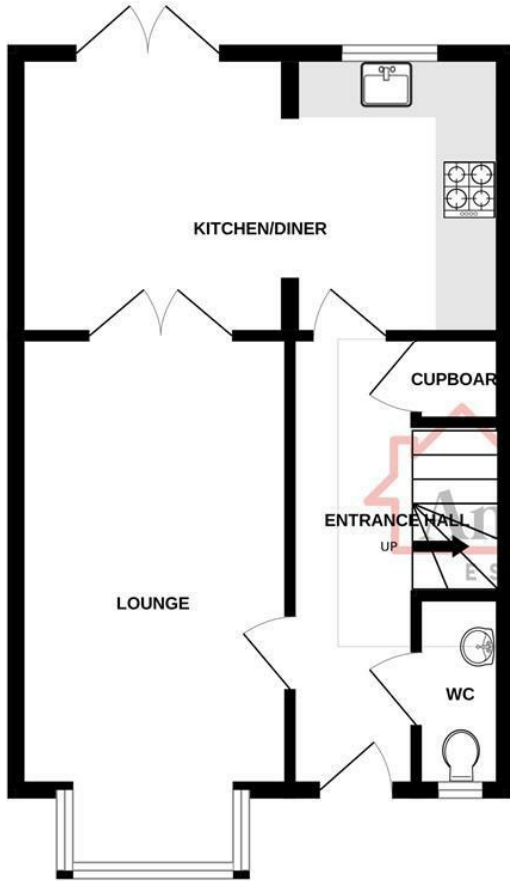
NOTE

All photographs are taken with wide angle lens.

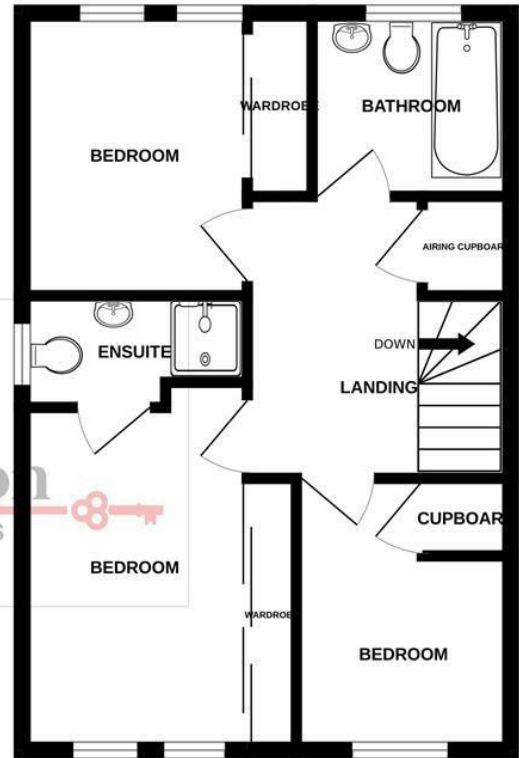
Directions

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 left into Clos Ael Y Bryn and continue into the estate and the property can be found on the right hand side before the turning into Clos Coed Derw.

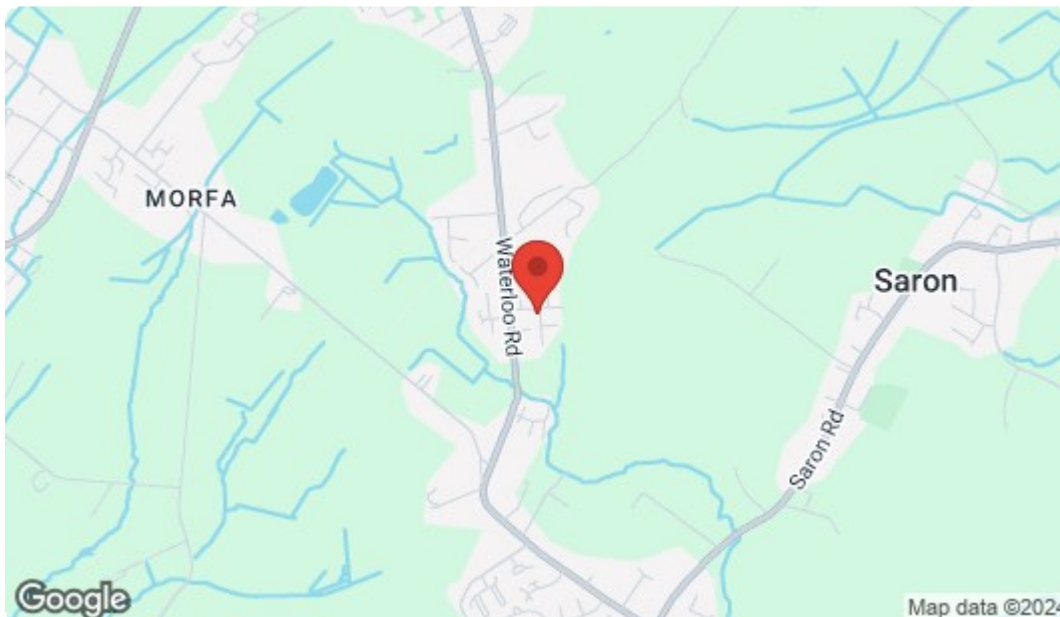
GROUND FLOOR



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			100
(92 plus) A			
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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.