



12 Gilfach Y Gog, Penygroes, Llanelli, SA14 7RJ

Offers in the region of £275,000

A 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/diner, kitchen, 3 bedrooms one with en suite and bathroom. The property benefits from LPG central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with laminate floor, radiator and coved ceiling.

Store Room

5'4" x 3'2" (1.63 x 0.98)

with plumbing for low level flush WC and hand basin, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to front.

Lounge/Diner

23'2" x 12'6" (7.08 x 3.83)



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

Kitchen

10'9" x 8'1" (3.29 x 2.47)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with extractor over and electric oven under, plumbing for automatic washing machine, part tiled walls,

tiled floor, radiator, coved ceiling and uPVC double glazed window and door to side.

Inner Hall

with built in cupboard, hatch to roof space and coved ceiling.

Bedroom 1

9'9" x 11'5" (2.98 x 3.49)



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

En Suite

2'11" x 8'0" (0.91 x 2.45)



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

Bedroom 2

9'10" x 8'1" (3.02 x 2.47)



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

Bedroom 3

10'6" x 9'1" (3.21 x 2.79)



with laminate floor, radiator, coved ceiling and uPVC double glazed Patio doors to rear.

Bathroom

8'11" x 5'9" (2.72 x 1.76)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with electric shower over and glass screen, part tiled walls, tiled floor, extractor fan, shaver light, radiator and uPVC double glazed window to side.

Outside



with lawned garden to front, side tarmac drive to rear garage (5.81 x 3.14) and enclosed rear paved garden with gravel borders.

Services

Mains LPG, electricity, water and drainage.

Council Tax

Band D

NOTE

All photographs are taken with a wide angle lens.

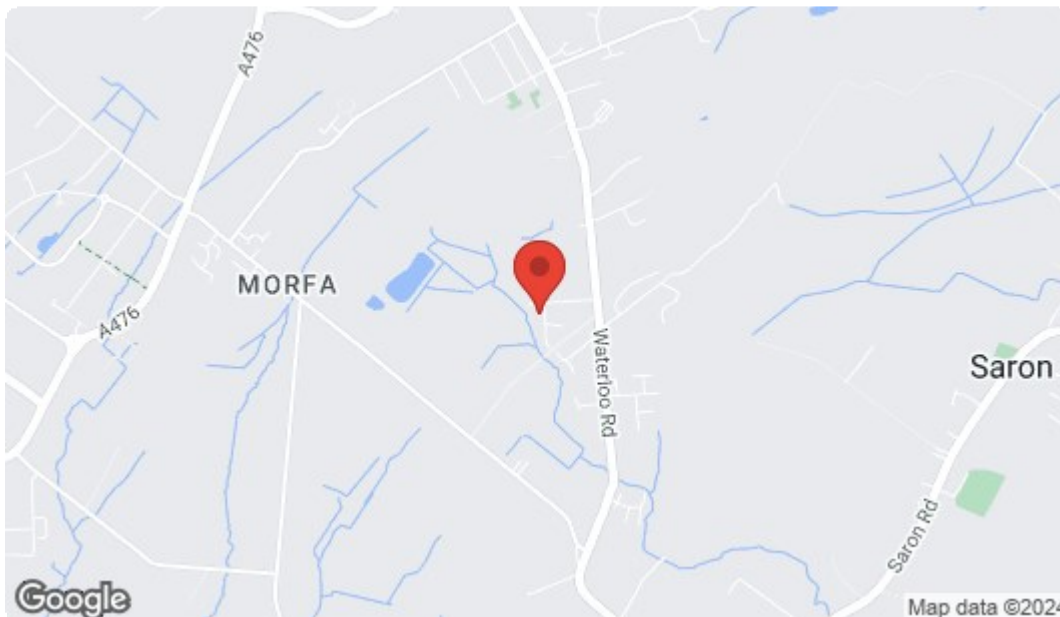
Directions

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, turn left into Gilfach Y Gog and the property can be found on the right 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		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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.