



**111 Penybanc Road, Ammanford, Ammanford, SA18 3QP**

**Offers in the region of £105,000**

A mid terrace house set in the village of Penybanc within easy access of Ammanford town centre and the M4 motorway. Accommodation comprises entrance hall, lounge/diner, kitchen, downstairs bathroom and 2 bedrooms. The property benefits from gas central heating, uPVC double glazing and enclosed rear garden.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall



with radiator and textured ceiling.

### Lounge/Diner

14'0" max x 19'8" (4.27 max x 6)



with stairs to first floor, under stairs cupboard, radiator, textured ceiling and uPVC double glazed window to front.

## Kitchen

7'7" x 9'8" (2.32 x 2.97)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, free standing electric cooker with extractor over, plumbing for automatic washing machine, part tiled walls, tiled floor, polycarbonate roof and uPVC single glazed window and door to rear.

## Bathroom

7'9" x 5'5" (2.37 x 1.66)



with low level flush WC, vanity wash hand basin, panelled bath with shower attachment taps, radiator, part tiled walls, tiled floor and uPVC single glazed window to rear.

## First Floor

### Landing

with hatch to roof space, textured ceiling and uPVC double glazed window to rear.

## Bedroom 1

13'5" x 8'8" (4.11 x 2.66)



with 2 radiators, textured ceiling and uPVC double glazed window to front.

## Bedroom 2

10'7" x 10'5" (3.25 x 3.20)



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

## Outside



with enclosed concrete garden to front with mature shrubs, right of way access to rear

with lawned garden, brick built double store shed, gated area to another large uncultivated area with brick built shed.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band

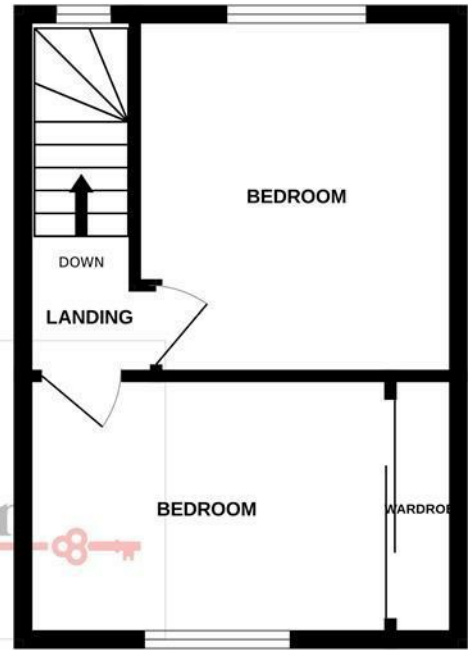
## NOTE

All photographs are take with a wide angle lens.

## Directions

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





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			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.