



184 Penybank Road, Penybank, Ammanford, SA18 3QS

Offers in the region of £185,000

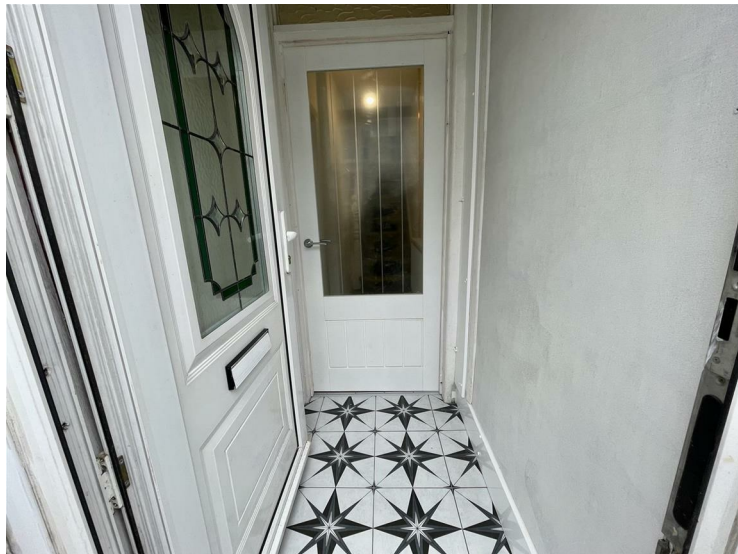
An end terrace house set in the village of Penybank within easy access of Ammanford town centre and the M4 motorway. Accommodation comprises vestibule, entrance hall, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, rear garden and vehicular right of way leading to off road parking for 4 cars.

Ground Floor

uPVC double glazed entrance door to

Vestibule

3'10" x 3'4" (1.18 x 1.04)



with tiled floor and door to

Entrance Hall

with stairs to first floor, laminate floor and radiator.

Lounge/Diner

22'4" x 12'5" (6.82 x 3.79)



with under stairs cupboard, laminate floor, 2 radiators and uPVC double glazed window to front and rear.

Kitchen

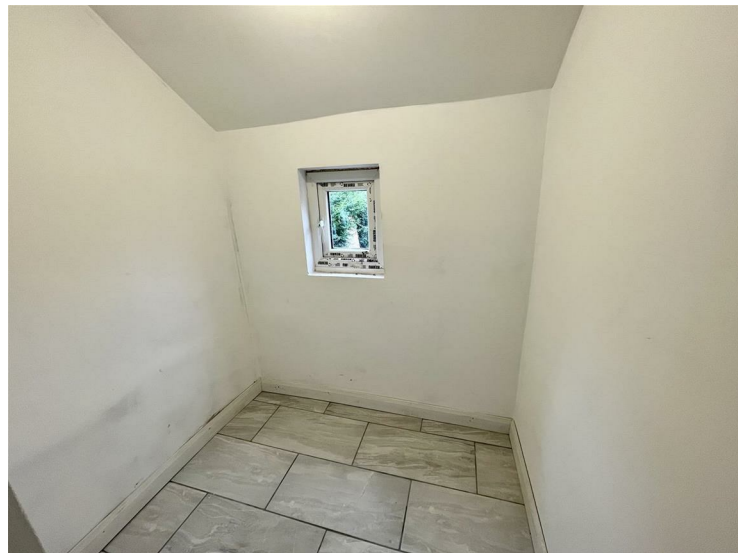
11'7" x 9'6" (3.54 x 2.92)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring ceramic hob with extractor over and oven under, part tiled walls, tiled floor, radiator and uPVC double glazed window to side.

Pantry

4'7" x 5'6" (1.41 x 1.68)



with tiled floor and uPVC double glazed window to rear.

Lean-to Utility

11'4" x 4'8" (3.47 x 1.43)



with plumbing for automatic washing machine, polycarbonate roof and uPVC double glazed door to side.

Bedroom 2

10'0" x 9'7" (3.05 x 2.93)



with radiator and uPVC double glazed window to rear.

First Floor

Landing



with hatch to roof space and radiator.

Bedroom 3

8'11" x 6'10" (2.73 x 2.10)



with radiator and uPVC double glazed window to front.

Bedroom 1

12'2" x 8'7" (3.72 x 2.64)



with radiator and uPVC double glazed window to front.

Bathroom

12'3" x 9'8" (3.74 x 2.95)



with low level flush WC, vanity wash hand

basin, panelled bath, corner shower cubicle with mains shower, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, laminate floor, radiator and uPVC double glazed window to side.

Outside



with side access to rear garden with lawned garden, patio area, mature shrubs, outside WC and tap and rear vehicular access leading to parking for 4 cars.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band B

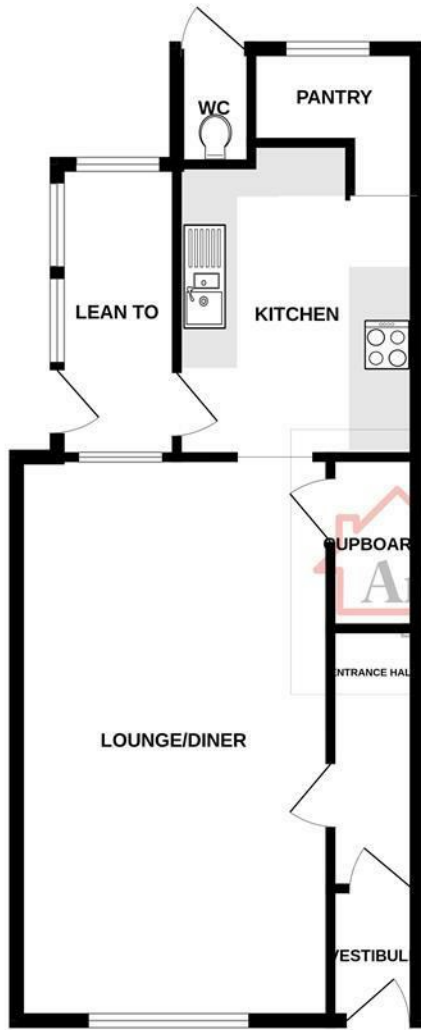
NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind Street and proceed straight over the roundabout, follow the road for approximately 1.5 miles into Penybanc and the property can be found on the left hand side, identified by our For Sale board.

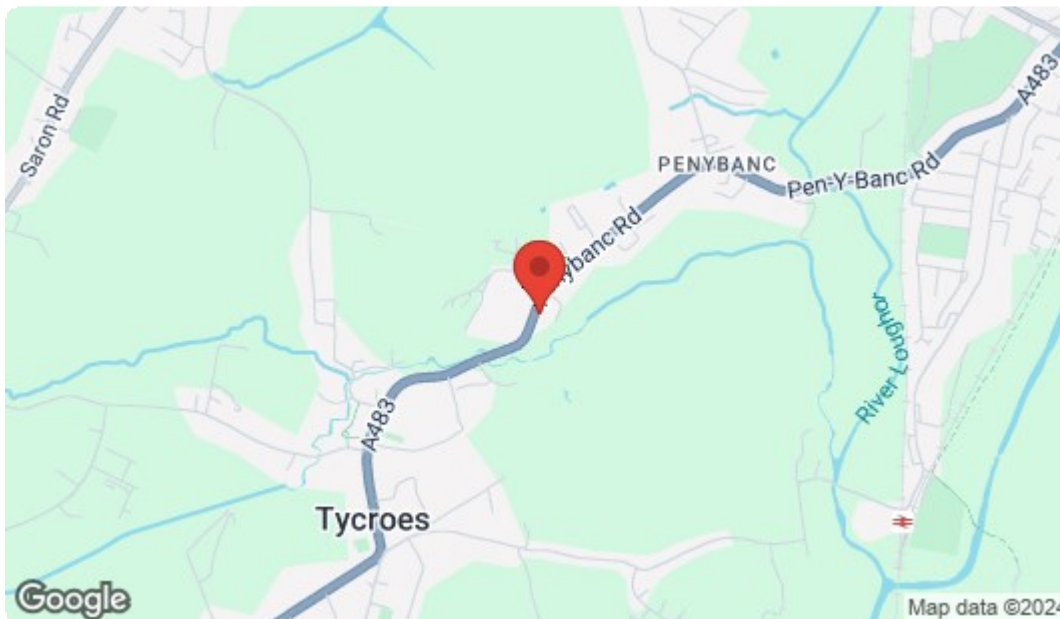
GROUND FLOOR



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		88
(81-91) B		
(69-80) C	69	
(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.