



22 Penybanc Road, Penybanc, Ammanford, SA18 3HS

Offers in the region of £310,000

We are pleased to offer for sale this spacious detached bungalow set on a plot of approximately 0.25 acres in the village of Penybanc within easy access of Ammanford town centre and the M4 motorway. Accommodation comprises kitchen, utility room, lounge, conservatory, 4 bedrooms one with en suite WC and bathroom. The property benefits from oil central heating, uPVC double glazing, ample off road parking, detached garage, store sheds and surrounding gardens.

Ground Floor

uPVC double glazed entrance door to

Kitchen

17'0" x 13'3" red to 8'9" (5.20 x 4.04 red to 2.68)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 5 ring induction hob, built in double oven, integrated automatic dishwasher, tiled floor, radiator, downlights and uPVC double glazed window to side and front and door to front.

Utility Room

6'11" red to 3'5" x 7'5" red to 4'1" (2.12 red to 1.05 x 2.28 red to 1.25)

with vanity wash hand basin with cupboards under, low level flush WC, plumbing for automatic washing machine, space for tumble dryer, tiled floor and downlights.

Lounge

11'11" 17'1" (3.65 5.23)



with log burner, radiator, coved ceiling, laminate floor. Opening to

Conservatory

9'4" x 9'3" (2.87 x 2.82)



with laminate floor and uPVC double glazed windows and French doors to side.

Hall

with built in cupboard with free standing oil boiler providing domestic hot water and central heating, shelving.

Bedroom 1

12'10" x 12'5" (3.92 x 3.79)



with fitted wardrobes, radiator, laminate floor, coved ceiling and uPVC double glazed window to front and rear.

Bedroom 2

9'11" x 12'11" red to 10'0" (3.04 x 3.96 red to 3.05)



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

En Suite WC

5'1" x 2'7" (1.55 x 0.79)



with low level flush WC and vanity wash hand basin with cupboards under.

Bedroom 3

10'6" x 9'11" (3.21 x 3.03)



with radiator and uPVC double glazed window to front.

Bedroom 4

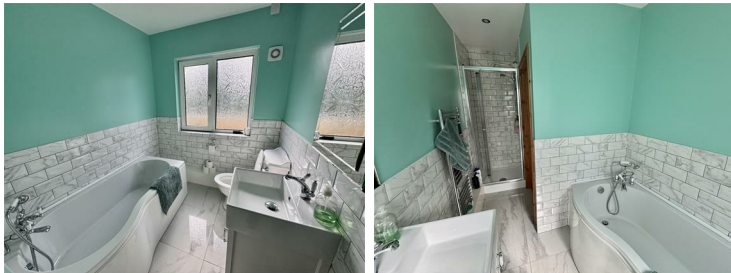
8'0" x 10'3" (2.45 x 3.14)



with hatch to roof space with pull down ladder and manifold for solar panels, radiator and uPVC double glazed window to side.

Bathroom

7'2" inc to 12'11" x 6'5" red to 2'9" (2.19 inc to 3.94 x 1.96 red to 0.84)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachment taps, shower cubicle with mains shower, part tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to front.

Outside



Paved ramp up to front door, side drive for

several cars leading to detached garage (8.18 x 3.12) with store shed behind (2.30 x 2.42), 2 block built store sheds (1.79 x 1.71) (0.86 x 1.73), gravelled areas, patio areas, lawned areas, vegetable plots and flower beds, mature trees and shrubs, covered patio area with raised beds, enclosed lawned side garden with greenhouse, further nature areas overlooking the river and surrounded by mature trees.

Services

Mains, electricity, water and drainage. Solar Panels

NOTE

All photographs are taken with a wide angle lens.

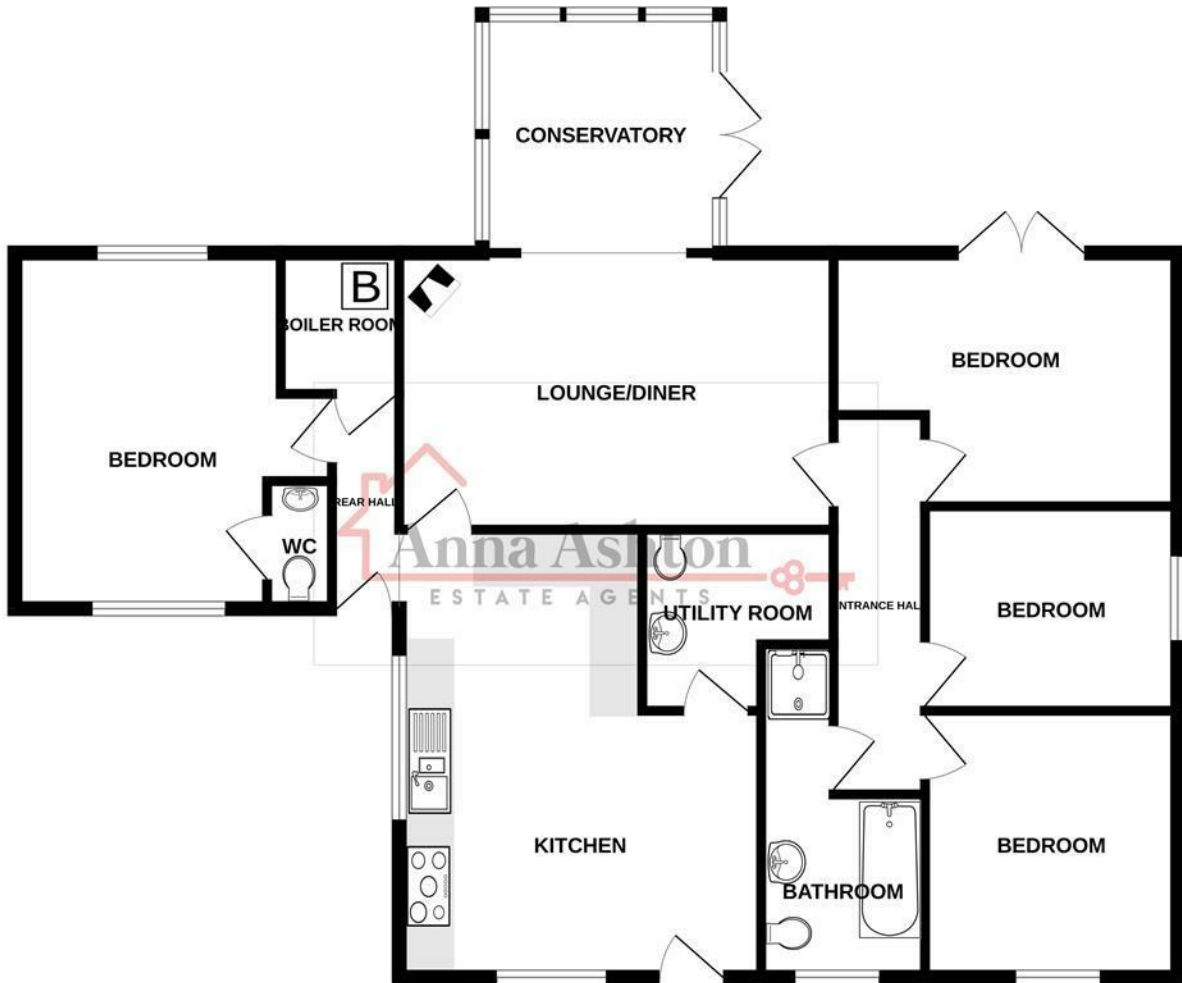
Council Tax

Band E

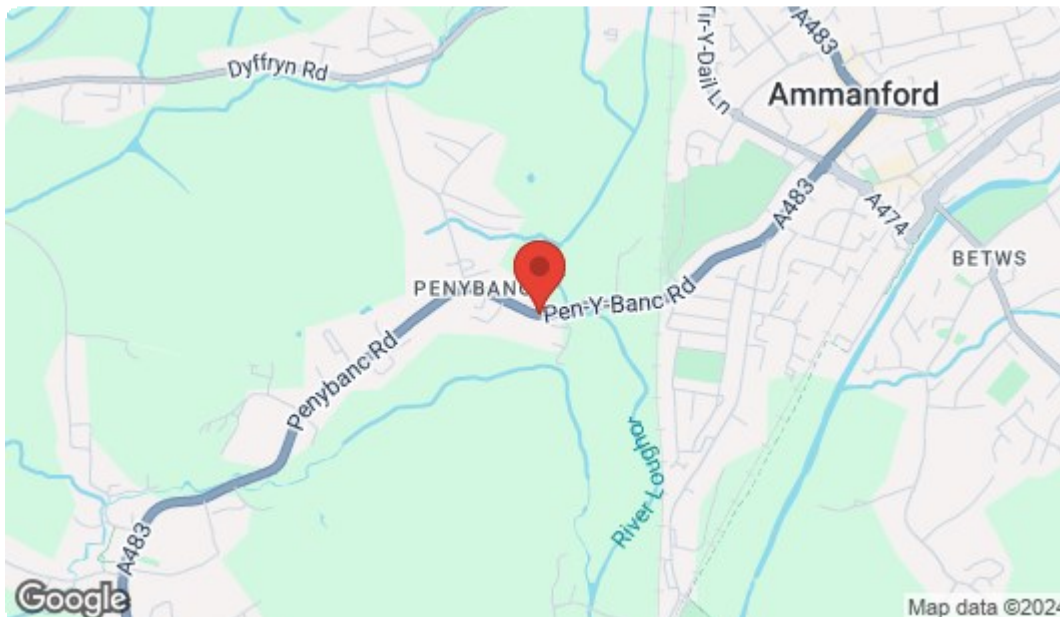
Directions

Leave Ammanford on Wind Street and travel towards Penybanc. Proceed over the bridge and as you start to climb the hill turn left and the bungalow can be found on the left hand side.

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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92 plus) A			
(81-91) B		76	
(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.