



26 Penybanc Road, Penybanc, Ammanford, SA18 3HS

Offers in the region of £475,000

NO ONWARD CHAIN! Still has 6 and a half years NHBC warranty remaining.

Viewing highly recommended in this well presented modern detached house set on a quiet side road in the village of Penybanc within easy access of Ammanford town centre with its range of shopping and transport facilities and only 4 miles from the M4 motorway. Accommodation comprises porch, entrance hall, lounge, kitchen/diner, store room, boiler room, utility room, downstairs shower room, 4 bedrooms one with en suite and family bathroom. The property benefits from an Air Source heat pump, owned solar panels, sprinkler system, uPVC double glazing with tinted glass, oak doors throughout, off road parking for several cars, integral garage and rear garden.

Ground Floor

Composite entrance door to

Porch

4'2" x 10'4" (1.28 x 3.16)



with tiled floor, radiator and 2 uPVC double glazed windows to front.

Entrance Hall

9'3" x 13'5" (2.82 x 4.11)



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

Lounge

18'1" x 14'6" (5.52 x 4.43)



with log burner with oak beam, oak floor, 2 radiators and uPVC double glazed bay window to front with blinds.

Kitchen/Diner

11'1" x 28'2" (3.38 x 8.60)



with range of fitted base and wall units, larder cupboards, display cabinets, Belfast sink unit with shower head tap, 5 ring induction hob with extractor over, built in double oven, integrated automatic dishwasher, integrated fridge freezer, breakfast bar, central island, part tiled walls, tiled floor, 2 upright radiators, downlights and uPVC double glazed window to rear and French doors to rear with blinds.

Store Room

8'1" x 4'5" (2.48 x 1.36)



with fitted base and wall units, space for under counter freezer, downlights and door to

Boiler Room

2'10" x 4'6" (0.88 x 1.38)

with Air Source heat pump manifold, tiled floor, shelving and hanging rail.

Integral Garage

15'5" x 8'7" (4.71 x 2.63)



with electric roller door, hatch to roof space with pull down ladder, power and light connected and shelving. Door to

Utility Room

4'7" x 8'7" (1.41 x 2.63)



with plumbing for automatic washing machine, electric heater, shelving, laminate floor and uPVC double glazed door to rear.

Downstairs Shower Room

9'3" x 4'3" (2.82 x 1.31)



with low level flush WC, pedestal wash hand basin, walk in shower enclosure with electric shower, heated towel rail, part tiled walls, tiled floor, extractor fan and uPVC double glazed window to front with blinds.

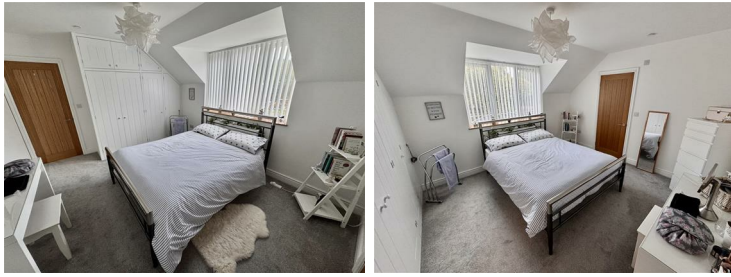
First Floor

Landing

with hatch to roof space and skylight.

Bedroom 1

11'2" x 14'1" (3.41 x 4.30)



with fitted wardrobes, radiator and uPVC double glazed window to rear with blinds.

En Suite

9'2" x 3'11" (2.81 x 1.20)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with dual head mains shower, laminate floor, part tiled walls, heated towel rail, extractor fan and uPVC double glazed window to side.

Bedroom 2

10'0" x 14'6" (3.07 x 4.44)



with fitted wardrobes, radiator and uPVC double glazed window to front.

Bedroom 3

9'4" x 12'4" (2.87 x 3.77)



with fitted wardrobes, radiator and uPVC double glazed window to rear with blinds.

Bedroom 4

9'3" red to 5'10" x 18'3" red to 9'9" (2.83 red to 1.79 x 5.58 red to 2.98)



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

Bathroom

8'2" x 8'3" (2.50 x 2.53)



with low level flush WC, vanity wash hand basin with cupboards under, built in cupboard, shower enclosure with mains shower, part tiled walls, tiled floor, heated towel rail and uPVC double glazed window to side.

Outside



with gated access to tarmac drive for off road parking for several cars, side access either side of the property to rear garden with porcelain patio area, gravelled gardens, hard standing area for summer house, electric awning with outside heater and lights and outside tap.

Services

Mains electricity and water. Air Source heat pump and Septic Tank (located in the neighbouring field)

NOTE

All internal photographs are taken with a wide angle lens.

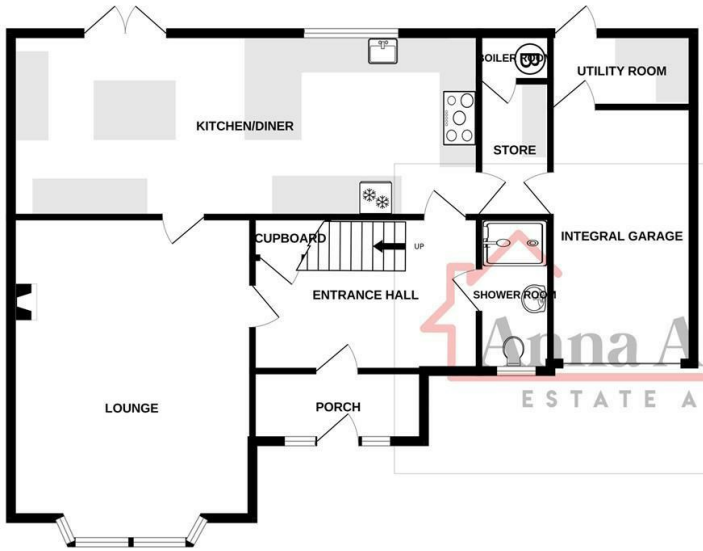
Council Tax

Band E

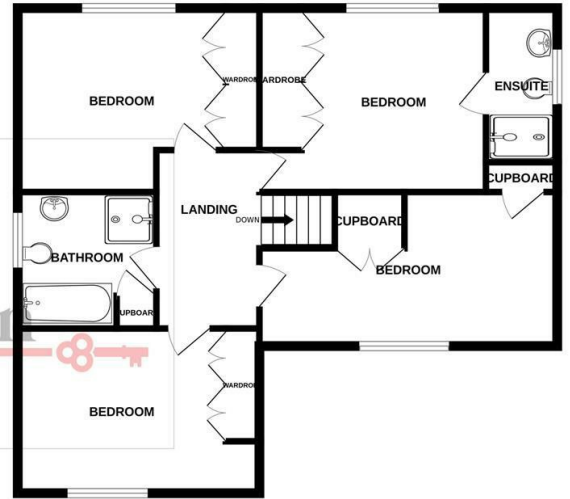
Directions

Leave Ammanford on Wind Street and travel towards Penybanc. Proceed over the bridge and as you start to climb the hill take the second left and the property is the second house on the right accessed through the black gates.

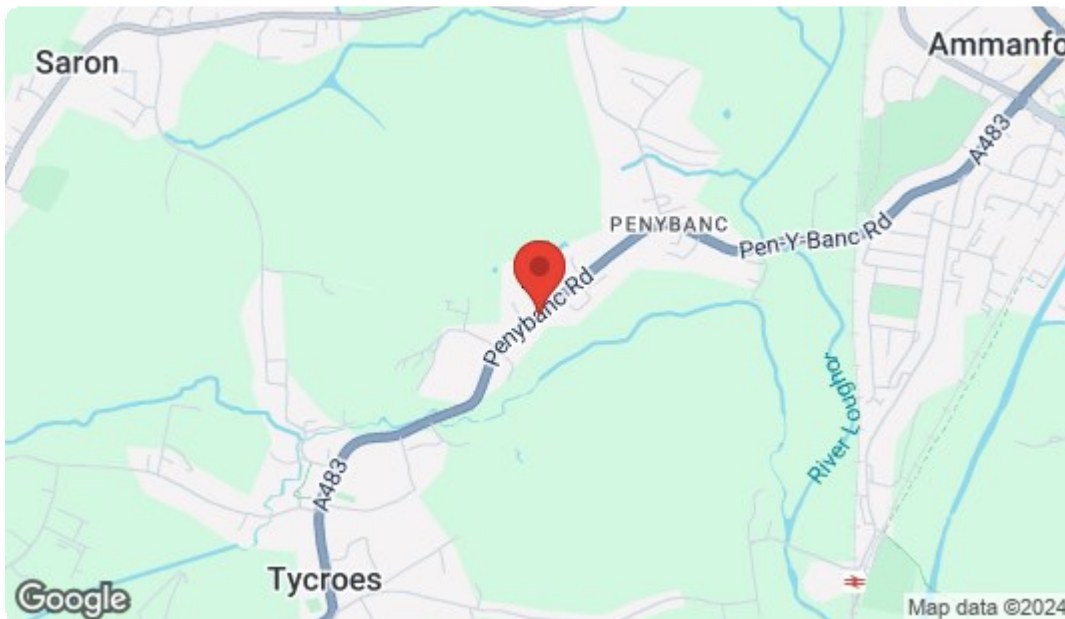
GROUND FLOOR



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	94	96
(81-91) B			
(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.