



97a Norton Road, Penygroes, Llanelli, SA14 7RU

Offers in the region of £340,000

A well presented detached house located in the village of Penygroes close to local amenities and within easy access of Cross Hands and the M4 motorway. Accommodation comprises
 Ground Floor - porch, entrance hall, lounge, kitchen, dining room, bedroom and bathroom.
 Lower Ground Floor - Kitchen/utility, 2 bedrooms one with en suite, lounge/further bedroom and storage room which could be used as a study,
 The property benefits from oil central heating, uPVC double glazing, off road parking for several cars and rear garden.

Ground Floor

Composite entrance door to

Porch

5'2" x 5'9" (1.59 x 1.77)

with porcelain tiles, coved ceiling and uPVC double glazed window to front and door to

Entrance Hall

with built in closet, 2 radiators, coved ceiling and Stairs to Lower Ground Floor.

Bedroom 1

9'10" x 13'8" (3.01 x 4.19)



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

Lounge

14'4" x 13'9" (4.37 x 4.21)



with gas fire in feature surround, 2 radiators

and uPVC double glazed window to rear. Opening to

Dining Room

10'2" x 10'2" (3.10 x 3.11)



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

Kitchen

13'10" x 10'1" (4.22 x 3.08)



with range of fitted base and wall units with granite work surface, one and half bowl sink unit with mixer taps, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher, 4 ring induction hob with extractor over, integrated wine cooler, breakfast bar, tiled floor, radiator, coved ceiling with downlights and uPVC double glazed window to front and Composite door to side.

Bathroom

15'2" red to 12'11" x 5'11" red to 2'7" (4.64 red to 3.94 x 1.82 red to 0.79)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, tiled bath with shower attachment taps, tiled walls and tiled floor, radiator, heated towel rail, coved ceiling, downlights and 2 obscured uPVC double glazed windows to side.

Lower Ground Floor

Hall

with laminate floor and downlights.

Bedroom 2

13'7" x 9'6" (4.15 x 2.92)



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

En Suite

6'2" x 5'4" (1.90 x 1.63)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with mains shower, heated towel rail, extractor fan, tiled floor, Respatex walls and coved ceiling.

Bedroom 3

16'11" x 9'11" (5.17 x 3.03)



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

Bedroom 4/Lounge

13'10" x 10'0" (4.22 x 3.06)



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

Study

9'10" x 6'8" (3.02 x 2.05)



with laminate floor, radiator, coved ceiling with downlights and window to hall.

Kitchen/Utility Room

9'7" x 13'5" (2.93 x 4.09)



with range of fitted base and wall units, 4 ring ceramic hob with extractor over and oven under, plumbing for automatic washing machine, space for tumble dryer, one and a half bowl sink unit with mixer taps, store cupboards with free standing oil boiler providing domestic hot water and central heating, part tiled walls, laminate floor, coved ceiling with downlights and uPVC double glazed window to side.

Outside



with lawned and paved garden to front, decked area to one side with steps down to rear garden with store area, patio area, brick paved parking area, sheltered store area and tarmac drive to side.

Services

Mains electricity, water and drainage.

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

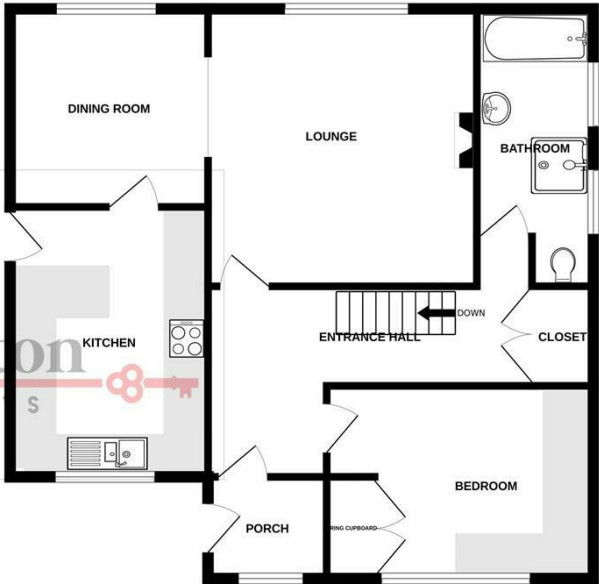
Directions

Leave Ammanford on College Street and travel 2 miles into the village of Llandybie. At the crossroads turn left and travel for a further 3 miles into Penygroes, at the roundabout on Norton Road go straight over and the property can be found on the right hand side, identified by our For Sale board.

LOWER GROUND FLOOR



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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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.