



**67 Penygroes Road, Blaenau, Ammanford, SA18 3BZ**

**Starting Bid £170,000**

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

A detached bungalow in need of some modernisation set in the village of Caerbryn, within easy access of the M4 motorway and most local amenities and approximately 5 miles from Ammanford town centre. Accommodation briefly comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom. The property benefits from LPG central heating, part uPVC double glazing, off road parking and enclosed rear garden.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



## Ground Floor

uPVC double glazed entrance door to

### L Shape Entrance Hall

with built in cupboard, airing cupboard with wall mounted gas boiler providing domestic hot water and central heating and radiator, hatch to roof space, radiator, coat hooks and textured and coved ceiling.

### L Shape Lounge

14'9" red to 10'8" x 20'8" red to 11'5" (4.51 red to 3.27 x 6.3 red to 3.5)



with fireplace, 2 radiators, textured and coved ceiling and 2 uPVC double glazed windows to front.

### Kitchen

10'7" x 8'9" (3.24 x 2.68)



with range of fitted base and wall units, stainless steel sink unit with ordinary taps,

free standing electric cooker with extractor fan, plumbing for automatic washing machine, part tiled walls, radiator, textured ceiling and uPVC double glazed window and door to side.

### Bedroom 1

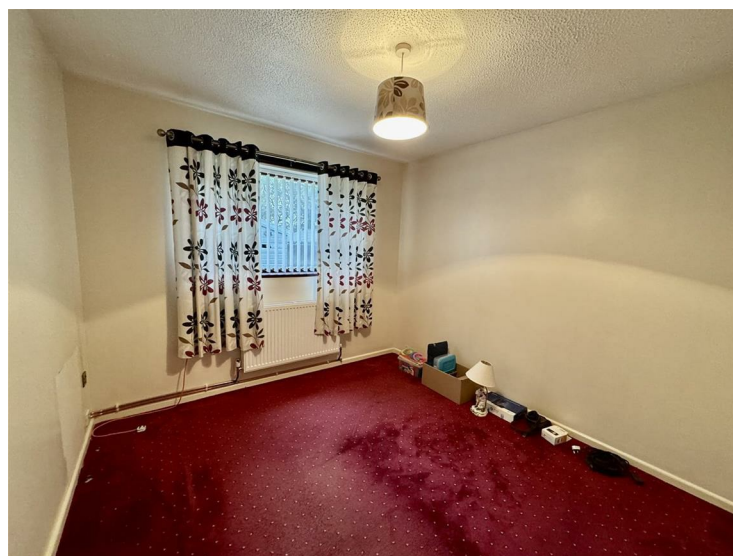
20'5" red to 16'10" x 10'9" red to 4'11" (6.23 red to 5.14 x 3.29 red to 1.52)



with 2 radiators, textured ceiling and uPVC double glazed window to side and Hardwood double glazed window to rear.

### Bedroom 2

10'5" x 9'8" (3.2 x 2.96)



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



## Bathroom

6'11" x 6'5" (2.11 x 1.98)



with low level flush WC, pedestal wash hand basin, tongue and groove panelled bath, part tiled walls, extractor fan, heated towel rail and radiator, textured ceiling and uPVC double glazed window to side.

## Outside



with tarmac drive and turning area, shingle borders, lawned garden to rear with mature shrubs and bushes and outside light and tap.

## Services

Mains electricity and water and drainage.  
LPG central heating

## Council Tax

Band D

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel approximately 2 miles into the village of Llandybie. Turn left into Blaenau Road and continue approximately 3.5 miles onto Penygroes Road and the property can be found on the right hand side, identified by our For Sale board.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

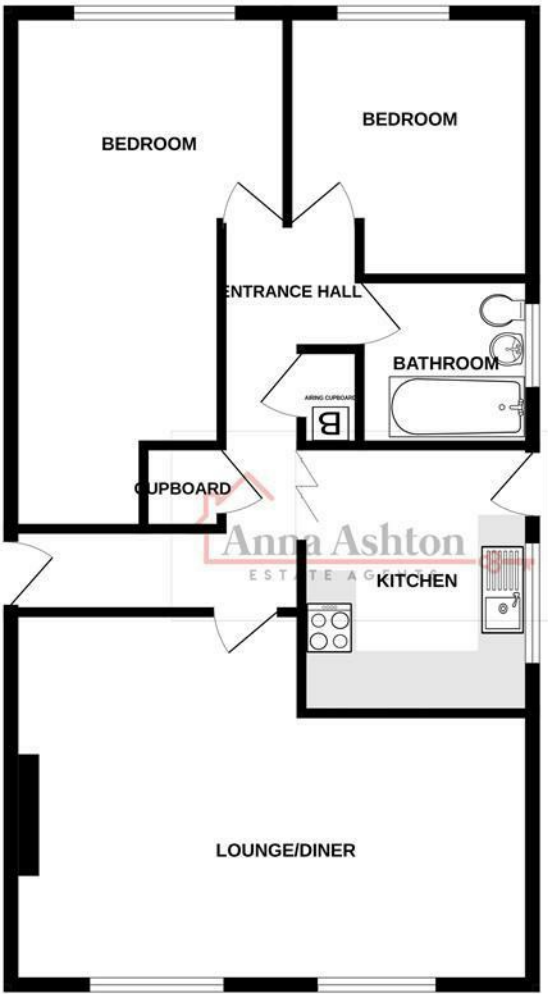
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
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.