



**257 Penybank Road, Penybank, Ammanford, SA18 3QW**

**Offers over £245,000**

A detached bungalow with a two storey extension to the rear set in the village of Penybank within easy access of Ammanford town centre and the M4 motorway. Accommodation comprises vestibule, sitting room/diner, kitchen, utility room, lounge, downstairs bathroom, 2 bedrooms to the ground floor and 1 bedroom and shower room to the first floor. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.



## Ground Floor

uPVC double glazed entrance door to

### Vestibule

with radiator and coat hooks.

### Sitting/ Dining Room

16'3" x 13'11" (4.96 x 4.26)



with feature fireplace, radiator, down lights and uPVC double glazed window to side.

### Bedroom 3

12'6" x 9'10" (3.83 x 3.01)



with picture rail, radiator, textured ceiling and uPVC double glazed bow window to front.

### Bedroom 2

12'5" x 10'11" (3.81 x 3.33)

with feature fireplace, radiator, textured ceiling and uPVC double glazed bow window to front.

## Downstairs Bathroom

7'3" x 5'10" (2.22 x 1.78)



with low level flush WC, vanity wash hand basin, tiled bath with electric shower over, tiled walls, tiled floor, extractor fan, radiator, hatch to roof space and uPVC double glazed window to side.

## Kitchen

13'6" x 6'9" (4.13 x 2.07)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, four ring gas hob with extractor over and electric oven under, wall mounted gas boiler providing domestic hot water and central heating, breakfast bar, part tiled walls, tiled floor, down lights and uPVC double glazed window to side.



### Utility

8'7" x 4'9" (2.62 x 1.45)



with range of fitted base and wall units, plumbing for automatic dishwasher and washing machine, part tiled walls, tiled floor, radiator and two FAKRO windows to side.

### Bedroom 1

14'11" x 16'7" (4.56 x 5.06)



with wood floor, down lights, FAKRO windows to front and rear and uPVC double glazed French doors that opening onto Juliet balcony to rear.

### Lounge

12'9" x 16'6" (3.89 x 5.05)



with duel fuel log burner, two radiators, down lights and uPVC double glazed French doors to rear.

### Hall Way

with stairs to first floor, radiator and uPVC double glazed French doors to side.

### First Floor

### Landing

with uPVC double glazed window to side.

### Shower Room

8'7" x 5'9" (2.64 x 1.76)



with low level flush WC, vanity wash hand basin, cupboards, mains duel head rainfall shower, wood floor, extractor fan, heated towel rail and FAKRO window to side.

### Outside

with gravelled area and stone path to side which leads to patio area with gravelled filled steps leading to 100ft lawned garden to rear, vegetable patch, large shed and log store. There is a gravelled area to front of

property with parking space for up to two cars.

### **Services**

Mains gas, electricity, water and drainage.

### **Council Tax**

Band D

### **NOTE**

All 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 right hand side, identified by our For Sale board.

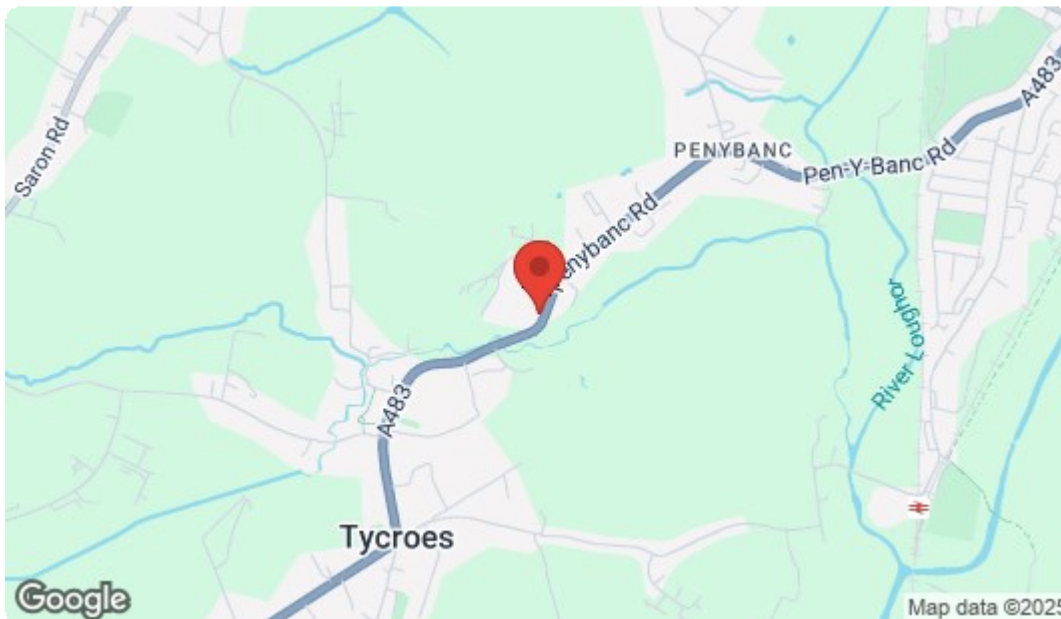
GROUND FLOOR



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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.