



9 Pantllyn Terrace, Pentregwenlais, Llandybie, SA18 3JT

Offers in the region of £138,000

An end of terrace house in need of renovation set in at the village of Llandybie. Accommodation comprises entrance hall, kitchen, utility, downstairs bathroom, lounge and 3 bedrooms. The property benefits from oil central heating, uPVC double glazing, off road parking for 1 car, and rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with radiator.

Kitchen

10'9" x 5'0" (3.30 x 1.53)



with a range of base and wall units, stainless steel double drainer sink unit, mixer taps, gas cooker point, plumbing for automatic washing machine and uPVC double glazed window to front.

Utility

5'1" x 4'11" (1.55 x 1.51)



with uPVC double glazed window to side.

Downstairs Bathroom

7'0" x 4'11" (2.15 x 1.50)



with low level flush WC, pedestal wash hand basin, walk in electric shower, radiator, part Respatex walls, extractor fan and uPVC double glazed window to side.

Lounge

11'2" x 15'2" (3.41 x 4.63)



with stairs to first floor, fireplace, radiator, under stairs cupboard and uPVC double glazed window and door to rear.

First Floor

Landing

with hatch to roof space and uPVC double glazed window to side.

Bedroom 3

7'3" x 6'2" (2.21 x 1.90)



with radiator and uPVC double glazed window to side.

Bedroom 2

12'0" x 8'4" (3.68 x 2.55)



with airing cupboard with fully lagged hot water cylinder and slatted shelving, radiator and uPVC double glazed window to side.

Bedroom 1

9'10" x 15'1" (3.01 x 4.62)



with built in cupboard, radiator and uPVC double glazed window to rear.

Outside

with off road parking for 1 car to the side and mature trees and shrubs and lawned area to the rear.

Services

Mains electricity, water and drainage.

Council Tax

Band B

NOTE

All photographs are taken with a wide angle lens.

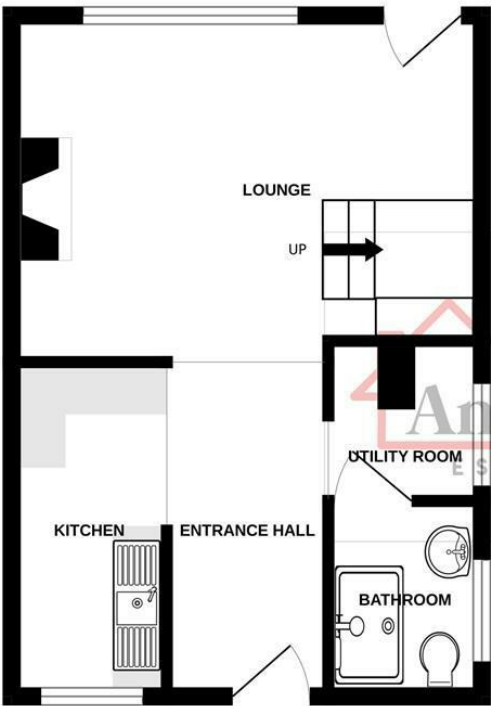
AGENTS NOTES

We believe there to be Japanese Knotweed in the rear garden.

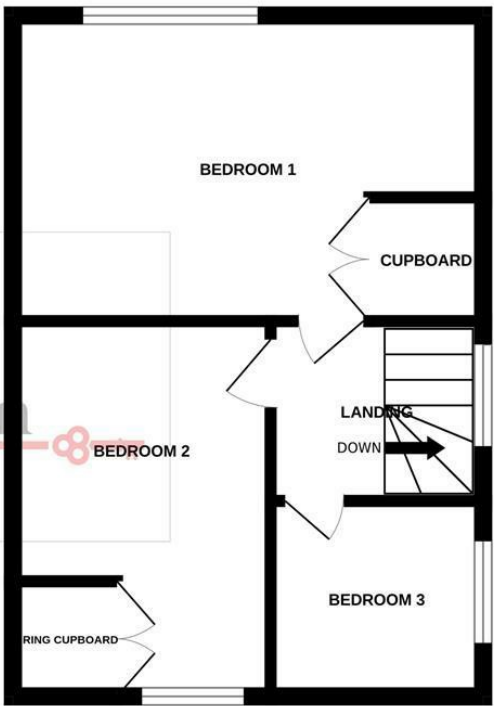
Directions

Leave Ammanford on College Street and travel approximately 2 miles to the village of Llandybie. Proceed through the cross road and out towards Llandeilo. Turn left and travel through Pentregwenlais then turn right for Milo. Travel for approximately 0.8 miles then take the next left. Continue for 100 yards and the property can be found on your right.

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		
(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.