



106 Penybank Road, Penybank, Ammanford, SA18 3QS

Offers in the region of £175,000

NO CHAIN! We have a pleasure in offering for sale this modern semi detached house set in the village of Penybank within easy access of Ammanford town centre and the M4 motorway.

Accommodation comprises entrance hall, lounge, kitchen, downstairs WC, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

5'7" x 3'10" (1.71 x 1.17)

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

Lounge

15'8" x 13'2" (4.80 x 4.03)



with stairs to first floor, laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen

7'8" x 13'2" (2.34 x 4.03)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, wall mounted

gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, downlights, coved ceiling and uPVC double glazed window and door to rear.

Downstairs WC

5'2" x 3'8" (1.59 x 1.13)



with low level flush WC, vanity wash hand basin, radiator, tiled floor and extractor fan.

First Floor

Landing

with hatch to roof space and coved ceiling.

Bedroom 1

12'0" x 9'10" (3.67 x 3.02)



with built in cupboard with shelving and hanging rail, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

11'6" x 7'4" (3.52 x 2.24)



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

Bathroom

7'8" x 5'6" (2.34 x 1.70)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, part tiled walls, tiled floor, extractor fan, shaver light and point, radiator and uPVC double glazed window to rear.

Outside



with enclosed gravelled garden to front, off road parking for 1 car to rear and enclosed gravelled garden with patio area.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

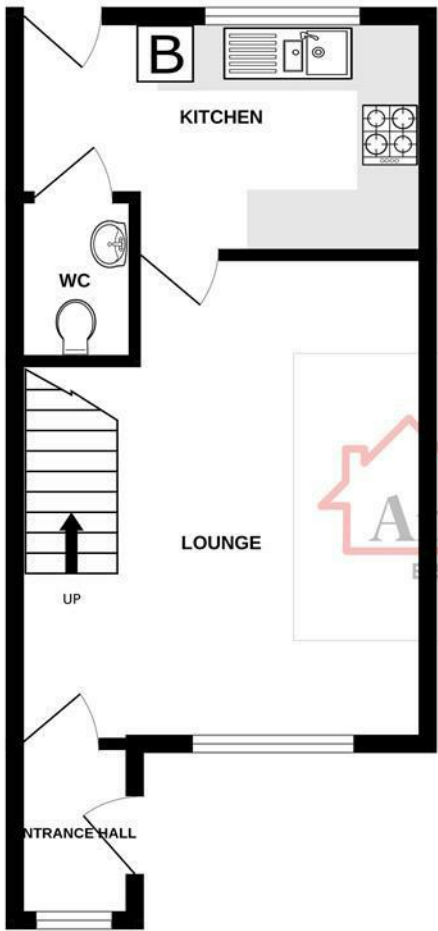
Directions

Leave Ammanford on Wind Street and travel for approximately 1 mile to Penybanc and after passing the petrol garage the property can be found on the left hand side, identified by our For Sale board.

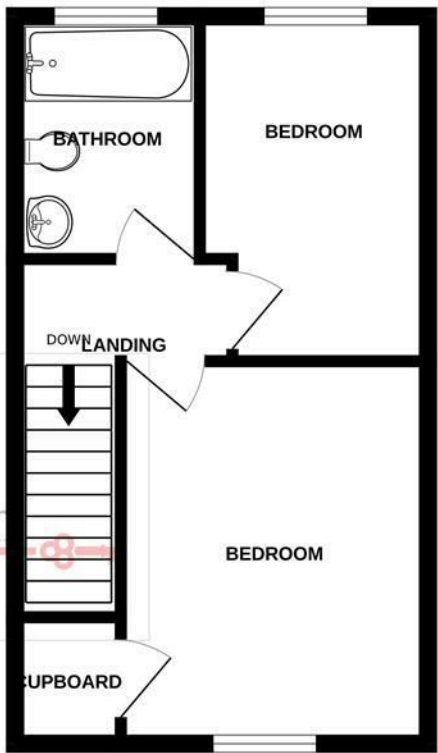
AGENTS NOTE

The rear access to parking is via an unadopted road.

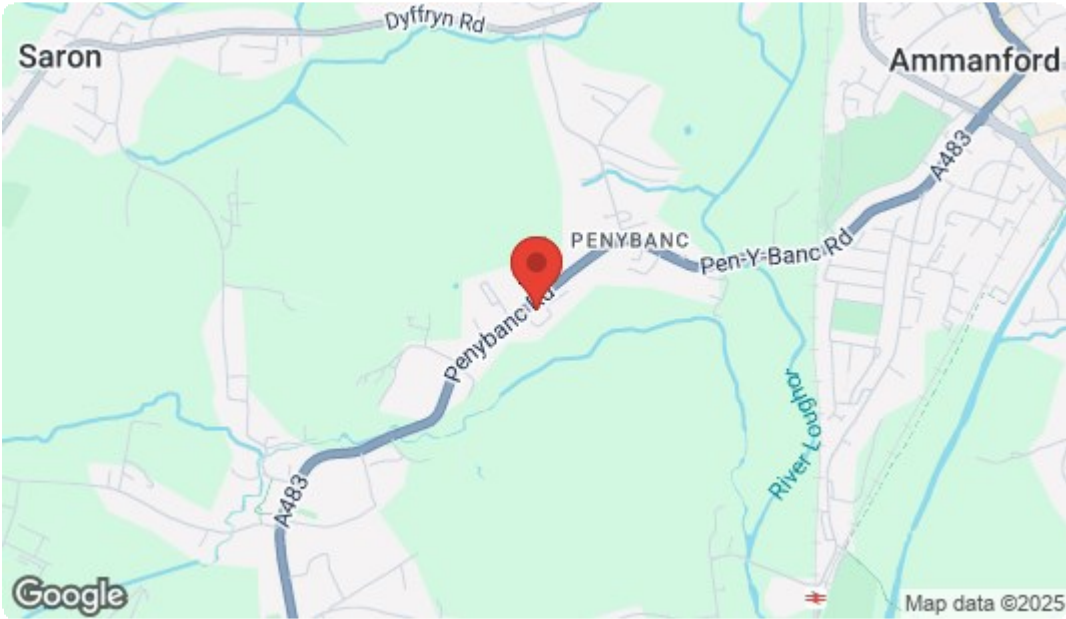
GROUND FLOOR



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		91
(81-91) B	75	
(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.