



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

**Offers in the region of £325,000**

A semi detached bungalow set in the village of Blaenau, 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, dining room/bedroom 3, bathroom, 2 bedrooms, reception room and attic rooms. The property benefits from oil central heating, mostly uPVC double glazing, off road parking, detached garage and front and rear gardens.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with hatch to roof space with pull down ladder to attic room, built in cupboard, radiator, textured and coved ceiling and 3 walls lights.

### Lounge

19'5" x 11'10" (5.94 x 3.61)



with electric fire, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and 2 stained circular windows to side.

### Kitchen

11'10" x 14'9" (3.63 x 4.51)



with range of fitted base and wall units, stainless steel double sink units with mixer taps, Neff 5 ring induction hob with extractor over, Neff built in double oven, integrated washing machine, integrated fridge freezer, free standing oil boiler providing domestic hot water and central heating, part Respatex walls, upright radiator, coved ceiling, downlights and uPVC double glazed window and door to rear.

## Bathroom

10'10" x 7'10" (3.32 x 2.40)



with low level flush WC, vanity wash hand basin, panelled jacuzzi bath, shower cubicle with mains shower, heated towel rail, tiled walls, tiled floor, coved ceiling, downlights, extractor fan and uPVC double glazed window to rear.

## Dining Room/Bedroom 3

11'5" x 11'1" (3.50 x 3.38)



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



## Bedroom 1

11'11" x 15'10" (3.64 x 4.85)



with built in cupboard, built in wardrobes, radiator, textured and coved ceiling and Aluminium patio doors to rear. Door to

## Bedroom 2

15'1" x 10'11" (4.62 x 3.33)



with built in cupboard, built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

## Room

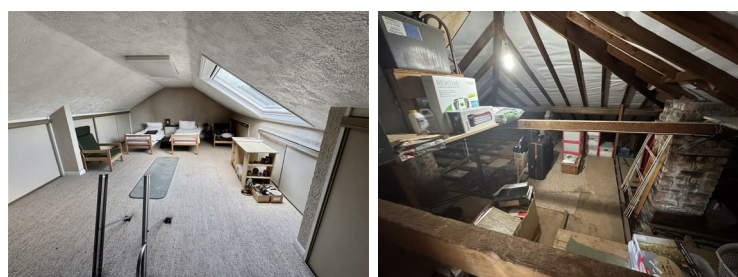
15'1" x 8'6" (4.60 x 2.61)



with 2 radiators, textured and coved ceiling and Aluminium patio doors to side.

## Attic Room

21'4" x 13'8" (6.51 x 4.19)



with eaves storage, roof window to rear and access to attic storage room.

## Outside



with lawned garden to front, side tarmac drive leading to rear garden and garage. Lawned garden with raised paved patio area, and further patio areas.

## Garage

28'9" x 16'0" (8.77 x 4.90)

with electric up and over door, power and

light connected and uPVC double glazed windows either side, for rear and door to side.

### **Outside WC**

2'10" x 7'1" (0.87 x 2.16)

with low level flush WC, Respatex walls and uPVC double glazed door to side.

### **Shed**

11'1" x 6'11" (3.39 x 2.11)

with power and light connected and uPVC double glazed window and door to side.

### **Services**

Mains electricity, water and drainage.

### **Council Tax**

Band E

### **NOTE**

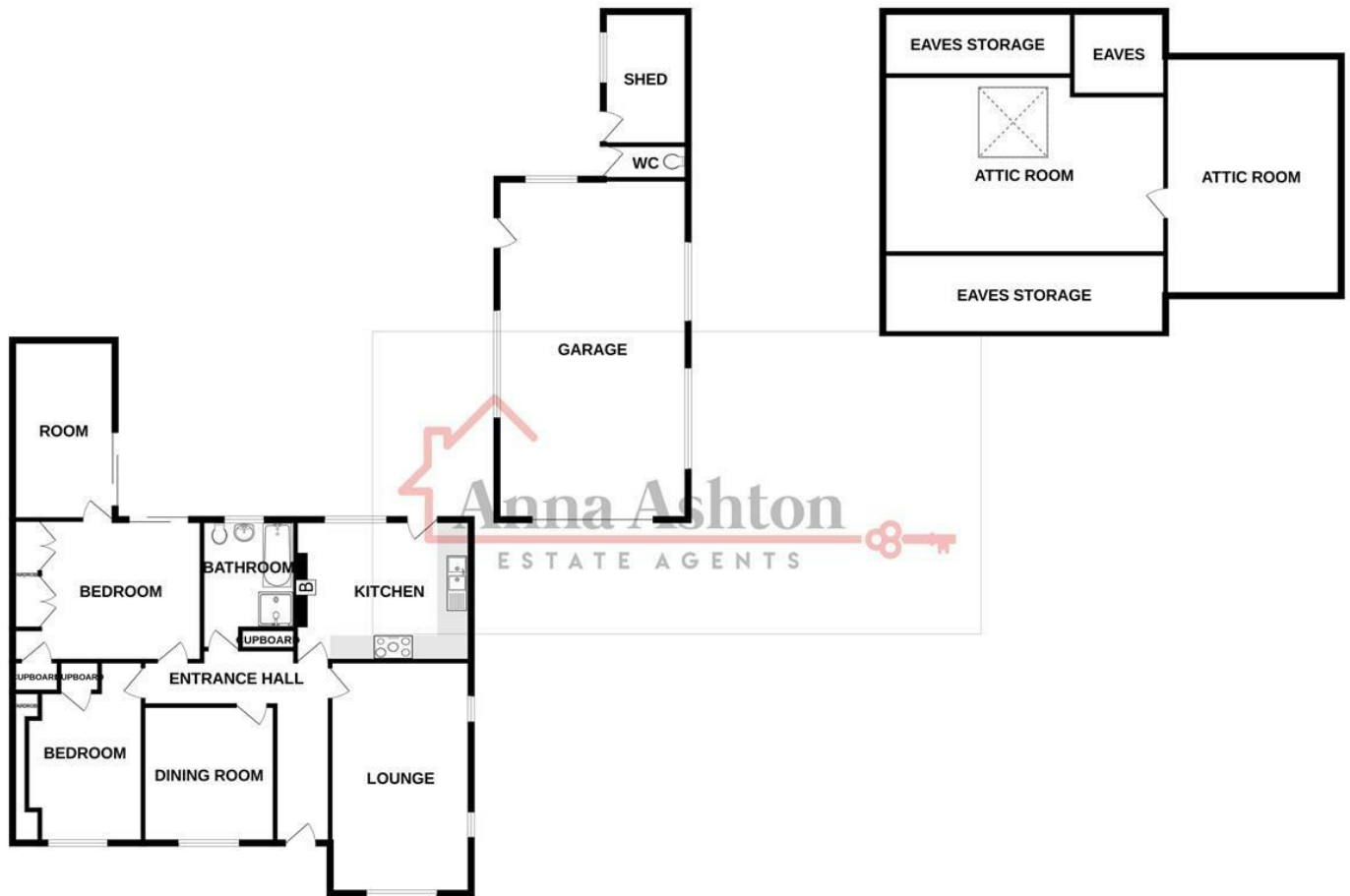
All internal photographs are taken with a wide angle lens.

### **Directions**

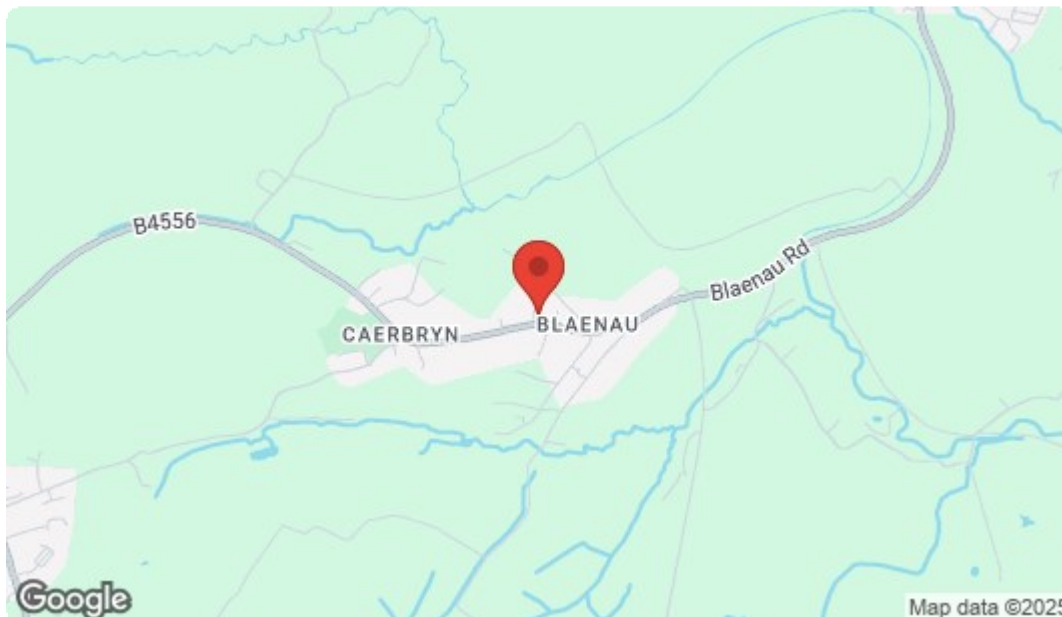
Leave Ammanford on College Street and travel approximately 2 miles into the village of Llandybie. Turn left into Blaenau Road and continue approximately 3.5 miles onto Penygroes Road and the property can be found on the right hand side, identified by our For Sale board.



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			74
(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 <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.