



13 Gilfach Y Gog, Penygroes, Llanelli, SA14 7RJ

Offers in the region of £299,950

VIEWING HIGHLY RECOMMENDED - Well presented detached bungalow set on the edge of the village of Penygroes within easy access of local amenities, approximately 4 miles from Ammanford town centre and 3 miles of the M4 motorway. Accommodation comprises entrance hall, WC, lounge, dining room, kitchen, 3 bedrooms (one with en suite) and bathroom. The property benefit from LPG central heating, uPVC double glazing, off road parking, detached garage and large rear garden.

Ground Floor

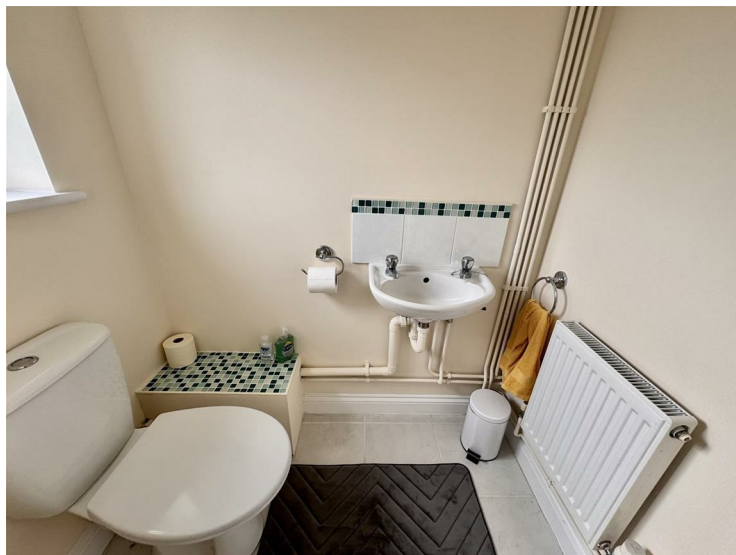
uPVC double glazed entrance door to

Entrance Hall

with radiator, luxury vinyl tile flooring and coved ceiling.

WC

5'2" x 3'2" (1.58 x 0.97)



with low level flush WC, vanity wash hand basin, radiator, part tiled walls, tiled floor, coved ceiling and uPVC double glazed window to front.

Lounge

12'8" x 12'6" (3.87 x 3.82)



with electric fire in feature surround, radiator, luxury vinyl tile flooring, coved ceiling and uPVC double glazed window to front. Double doors to

Dining Room

10'3" x 12'5" (3.14 x 3.81)



with luxury vinyl tile flooring, radiator, coved ceiling and uPVC double glazed window to side.

Kitchen

12'11" x 8'0" (3.95 x 2.46)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with monobloc tap, 4 ring induction hob with extractor over, built in double oven, integrated automatic washing machine, integrated automatic dishwasher, integrated fridge freezer, part tiled walls, plinth heater, downlights, luxury vinyl tile flooring, coved ceiling and uPVC double glazed window and door to side.

Inner Hall

with hatch to roof space, airing cupboard with wall mounted boiler providing domestic hot water and central heating, slatted shelves and luxury vinyl tile flooring.

Bedroom 1

10'3" x 11'5" (3.14 x 3.50)



with luxury vinyl tile flooring, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2

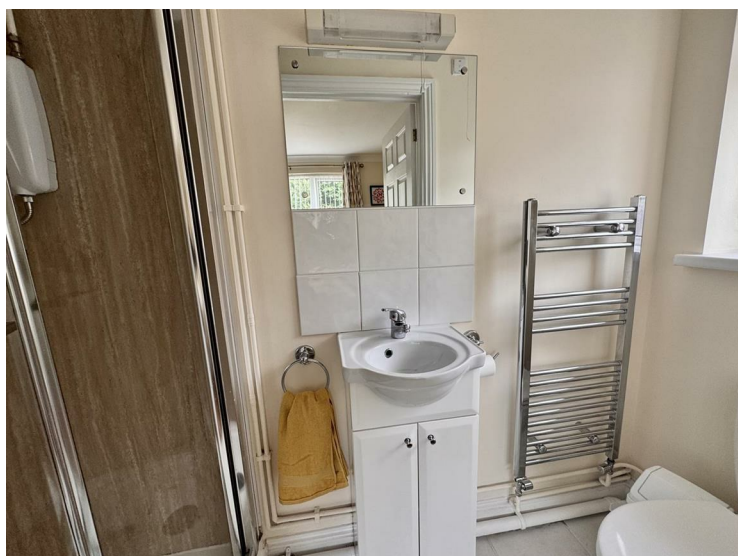
10'0" x 9'2" (3.07 x 2.80)



with luxury vinyl tile flooring, radiator, coved ceiling and uPVC double glazed French doors to rear.

En Suite

3'0" x 8'1" (0.92 x 2.48)



with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle with Respatex walls, tiled floor, part tiled walls, heated towel rail, extractor fan, coved ceiling and uPVC double glazed window to side.

Bedroom 3

10'3" x 8'2" (3.13 x 2.49)



with luxury vinyl tile flooring, radiator, coved ceiling and uPVC double glazed window to side.

Bathroom

8'11" x 5'9" (2.72 x 1.77)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with electric shower over and glass screen, part tiled walls, tiled floor, extractor fan, shaver light and point, heated towel rail, downlights and uPVC double glazed window to side.

Outside



with lawned garden to front, tarmac drive for 4 cars leading to detached garage, rear garden with patio areas and gravelled borders, lawned area, outside tap and light.

Detached Garage

19'3" x 10'9" (5.89 x 3.29)

with up and over door, power and light connected, base and wall units and work surface.

Services

LPG, electricity, water and drainage.

Council Tax

Band D

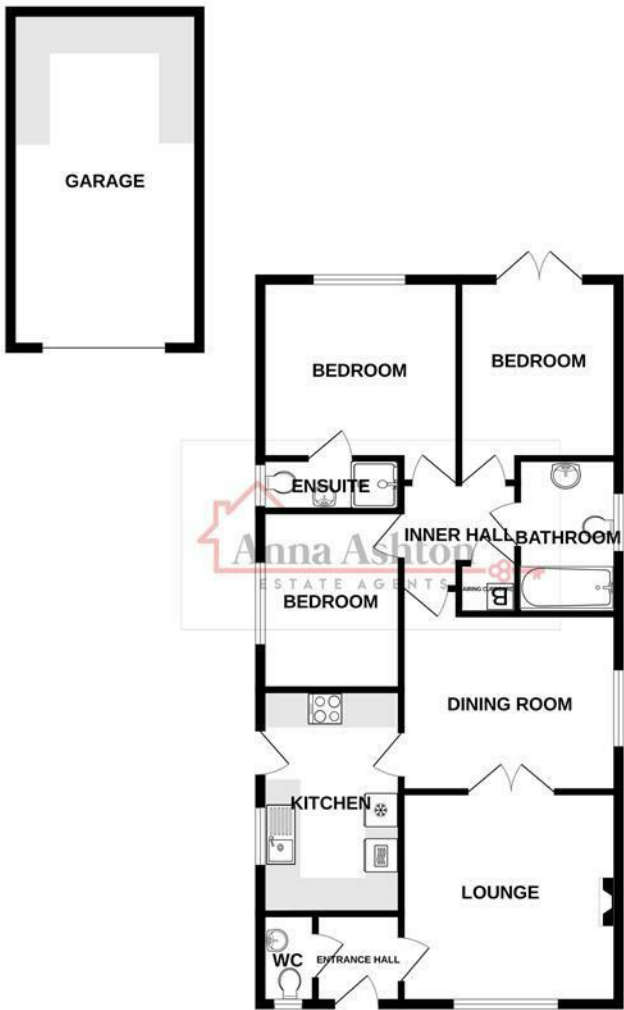
NOTE

All photographs are taken with a wide angle lens.

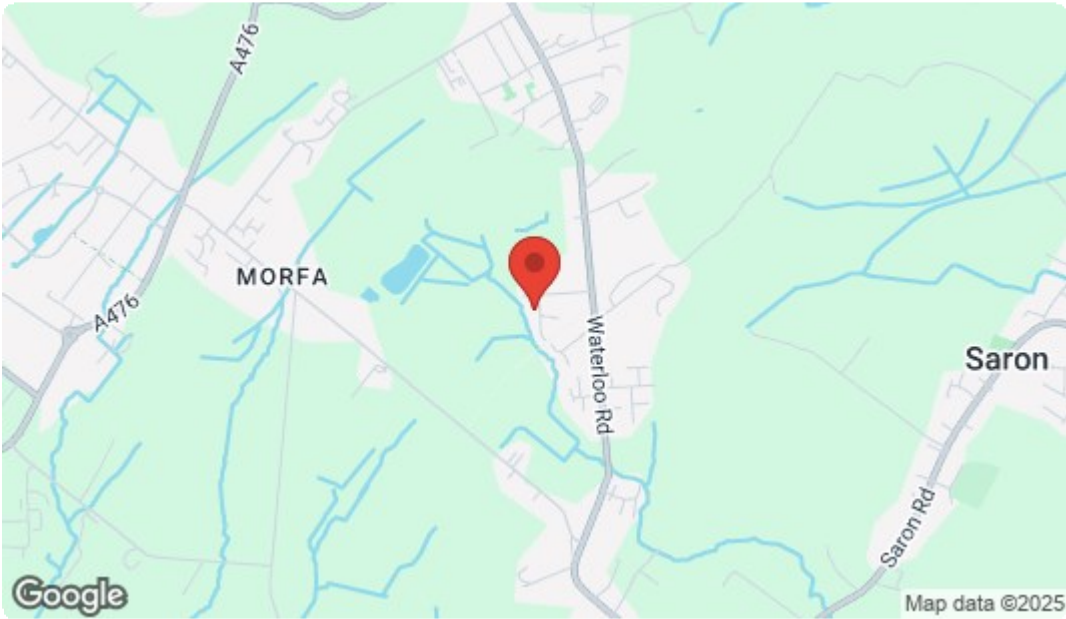
Directions

Leave Ammanford on College Street and travel 2 miles into the village of Llandybie. At the crossroads turn left and travel for a further 2 miles into Penygroes. At the crossroads turn left and follow the road for approximately 1 mile then turn right into Davids Way then follow the road into Gilfach Y Gog, Turn left and the bungalow can be found on the right hand side.

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	71
(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.