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**16b Penybanc Road  
Ammanford  
Carmarthenshire  
SA18 2EA**

Price **£250,000**



- Three bedroom semi detached property
- Lounge
- Kitchen/ diner
- WC, bathroom
- Upvc glazing
- Gas fired central heating
- Front and rear gardens
- Driveway for ample parking
- Close proximity to town centre



**EPC Rating: D58**

**General Description**

A three bedroom semi detached property located on the main road within close proximity to a primary school on the outskirts of Ammanford town centre and further amenities.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Penybanc Road, Ammanford, Carmarthenshire.

### Property Description

A three bedroom semi detached property located on the main road within close proximity to a primary school on the outskirts of Ammanford town centre and further amenities including banking, shops, primary schools, secondary school, leisure centre, restaurants, bus station, train station and the property is approximately 6 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, WC, lounge, kitchen/ diner, landing, bathroom, and three bedrooms.

The property has the benefit of upvc glazing, gas fired central heating, front and rear gardens, ample parking and is within close proximity to the town centre.

### Upvc glazed door to

### Hallway

Radiator, hard wired smoke alarm, radiator, dado rail, stairs to first floor.

### W.C. (5' 3" x 2' 8") or (1.59m x 0.81m)

Upvc glazed window to side, radiator, extractor fan, tiled floor, wash hand basin in unit, close coupled WC.

### Lounge (14' 8" Max x 13' 10" Max) or (4.48m Max x 4.22m Max)

Upvc glazed bay window to front, radiator.

### Kitchen/Diner (17' 5" x 13' 7" Max) or (5.30m x 4.15m Max)

Upvc glazed door to side, upvc glazed patio doors to rear, upvc glazed window to rear, ten down lights, extractor fan, air conditioning unit, radiator, tiled floor, fitted wall and base units, work surface, tiled splash back, sink unit with mixer tap, integrated oven, electric hob with extractor fan over, plumbing for automatic washing machine, storage cupboards housing Worcester gas fired boiler controlling domestic hot water and central heating.

### Landing

Upvc glazed window to side, air conditioning unit, hard wired smoke alarm, hatch to roof space.

## Penybanc Road, Ammanford, Carmarthenshire.

### Bathroom (9' 7" x 6' 11") or (2.91m x 2.10m)

Upvc glazed windows to side and rear, two extractor fans, part tiled walls, tiled floor, towel radiator, wash hand basin in unit, close coupled WC, bath, shower cubicle with shower attachments.

### Bedroom 1 (13' 0" x 9' 5") or (3.96m x 2.86m)

Upvc glazed window to rear, radiator, fitted wardrobes.

### Bedroom 2 (11' 5" Max x 9' 5") or (3.49m Max x 2.86m)

Upvc glazed bay window to front, radiator.

### Bedroom 3 (8' 6" x 6' 10") or (2.59m x 2.09m)

Upvc glazed window to front, radiator.

### Outside

Tiered patio and gravelled area to front with steps leading to the property.

Side pedestrian access.

Footpath leading to lawned areas and a patio seating area with a gravel surround.

Storage sheds, one housing an outside Wc.

### Broadband and Mobile phone

There is Superfast broadband available in the area.

There is mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

Leave Ammanford on Wind Street and continue along the main road into Penybanc Road where the property can be found on the left hand side.

