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Estate Agents & Auctioneers
14 Offices Across South Wales



**Ardwyn House 231 Penybanc Road
Ammanford
Carmarthenshire
SA18 3QW**

Price **£245,000**



- Three bedroom detached property
- Kitchen, utility
- Lounge, dining room
- Shower room, WC
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking
- Garage, workshop

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.

General Description

We have the pleasure in offering for sale this three bedroom detached property, located on the main road on the outskirts of Ammanford and its 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.

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Penybanc Road, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises entrance porch, kitchen, utility, shower room, lounge, dining room, landing, WC, and three bedrooms.

The property has the benefit of upvc glazing, gas fired central heating, rear garden, workshop, sun room, potting shed, driveway for ample parking and a garage.

Upvc glazed door to

Entrance Porch

Upvc glazed windows to front and side, tiled floor, wooden cladded walls and ceiling, wall light.

Kitchen/Diner (18' 9" x 9' 9") or (5.72m x 2.97m)

Upvc glazed windows to side and rear, radiator, textured and coved ceiling, part wood cladded walls, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, hob with extractor fan over, integrated oven.

Utility (6' 4" x 6' 0") or (1.92m x 1.83m)

Upvc glazed window to side, radiator, artex textured and coved ceiling, Worcester gas fired boiler controlling domestic hot water and central heating.

Shower Room (8' 5" x 3' 10") or (2.57m x 1.18m)

Upvc glazed window to side, radiator, textured and coved ceiling, part tiled walls, part Respatex walls, wash hand basin in unit, close coupled WC, shower cubicle.

Adjoining walkway to workshop

Wooden stable door to rear, part wood, part polycarbonate roof, tiled floor, electricity.

Workshop

Wooden windows to side and rear, wooden stable door to side, part polycarbonate, part wooden roof, work surfaces, electricity.

Lounge (14' 11" x 14' 9") or (4.55m x 4.50m)

Upvc glazed bay window to front, three radiators, artex textured and coved ceiling, stairs to first floor, marble fireplace with wooden surround, dado rail, telephone point, TV point.

Sitting Room (14' 9" x 8' 11") or (4.49m x 2.73m)

Upvc glazed bay window to front, radiator, artex textured and coved ceiling.

Penybanc Road, Ammanford, Carmarthenshire.

Landing

Artex textured and coved ceiling, part wood cladded walls, battery smoke alarms, hatch to roof space, airing cupboard housing a radiator and slatted shelving.

Bedroom 1 (16' 3" x 13' 3") or (4.95m x 4.04m)

Upvc glazed windows to side and rear, two radiators, artex textured and coved ceiling, part wood cladded walls, telephone point.

Bedroom 2 (14' 9" x 11' 11") or (4.50m x 3.63m)

Upvc glazed window to front, radiator, artex textured and coved ceiling, built in storage cupboards.

Bedroom 3 (14' 9" x 9' 0") or (4.49m x 2.75m)

Upvc glazed window to front, radiator, artex textured ceiling, hatch to roof space, built in wardrobe.

W.C. (5' 2" x 4' 9") or (1.58m x 1.46m)

Artex textured ceiling, wash hand basin in unit, close coupled WC, storage cupboards housing a radiator, slatted shelving and an extractor fan.

Sun Room

Wooden windows surround, upvc glazed sliding door to side, polycarbonate roof.

Potting Shed

Upvc glazed windows surround, polycarbonate roof.

Outside

Driveway for ample parking to side. Steps to rear leading to lawned areas. Mature trees and shrubs.

Garage

Wooden windows to front and rear, up and over door to side, stable door to side, tin roof, workbenches.

Broadband and Mobile phone

There is Ultrafast 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

D

Directions

Leave Ammanford on Wind Street and continue along the main road into Penybanc Road, passing the garage where the property can be found further ahead on the right hand side.

