



**Chartered Surveyor, Valuers,  
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**6 Gilfach Y Gog  
Penygroes  
Llanelli  
Carmarthenshire  
sa14 7RJ**

**Price £299,950**



- Three bedroom detached bungalow
- Lounge, conservatory
- Kitchen, utility
- Bathroom, en suite
- Upvc glazing
- LPG fuelled central heating
- Driveway for ample parking
- Garage
- Front and rear gardens



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).

**General Description**

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 1/2 miles from Ammanford town centre and further amenities.

**EPC Rating: C71**



## Gilfach Y Gog, Penygroes, Llanelli, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 1/2 miles from Ammanford town centre and further amenities including banking, shops, secondary school, places of worship, leisure centre, restaurants, public houses, railway station, bus station, and approximately 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, bathroom, kitchen, lounge, conservatory, utility room and three bedrooms, one with an en suite.

The property benefits from Upvc glazing, LPG fuelled central heating, driveway for ample parking, garage, front and rear gardens.

### Upvc glazed door to

### Hallway

Artex textured and coved ceiling, radiator.

### Bathroom (8' 9" x 5' 6") or (2.66m x 1.67m)

Upvc glazed window to side, towel radiator, three down lights, tiled floor, part tiled walls, tiled splash back, wash hand basin and close coupled WC in unit, freestanding bath, extractor fan.

### Kitchen (11' 3" x 9' 3") or (3.44m x 2.83m)

Upvc glazed window to rear, artex textured and coved ceiling, radiator, tiled floor, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit, oven, electric hob with extractor fan over, plumbing for dishwasher, battery smoke alarm, BAXI LPG fuelled boiler controlling domestic hot water and central heating.

### Lounge (15' 0" x 11' 5") or (4.58m x 3.47m)

Artex textured and coved ceiling, radiator, log burner.

### Conservatory (9' 8" x 9' 4") or (2.94m x 2.85m)

Upvc glazed patio doors to side, upvc glazed windows surround, polycarbonate roof, two radiators.

### Utility (7' 9" x 5' 2") or (2.36m x 1.57m)

Upvc glazed window to side, artex textured and coved ceiling, radiator, tiled floor, fitted wall and base units, work surface, plumbing for automatic washing machine, battery smoke alarm.

## Gilfach Y Gog, Penygroes, Llanelli, Carmarthenshire.

### Bedroom 3 (9' 10" x 7' 9") or (3.00m x 2.36m)

Upvc glazed window to side, artex textured and coved ceiling, radiator, storage cupboard.

### Bedroom 1 (10' 10" Max x 12' 0") or (3.30m Max x 3.67m)

Upvc glazed window to front, artex textured and coved ceiling, radiator, two built in wardrobes.

### En Suite (8' 6" Max x 5' 9") or (2.58m Max x 1.76m)

Upvc glazed window to front, radiator, five down lights, tongue and groove ceiling, tongue and groove wall, part tiled walls, shower point, close coupled WC, wash hand basin in unit, extractor fan.

### Bedroom 2 (9' 9" x 8' 8") or (2.98m x 2.63m)

Upvc glazed window to side, artex textured and coved ceiling, radiator, storage cupboard.

### Outside

Artificial grass to front.

Driveway to side for ample parking.

Garage.

Steps to rear leading to patio with a decked seating area and a lawned area overlooking the surrounding countryside.

### 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 drainage

### Tenure

Freehold

### Council Tax

D

### Directions

Leave Ammanford on Wind Street and continue to the village of Tycroes turning right into Hendre Road. Proceed straight through the cross roads in Capel Hendre and on into Penygroes. Proceed into Waterloo Road taking a left into Gilfach y Gog. Proceed into Gilfach y Gog where the property can be found on the right hand side at the end of the cul-de-sac.

