



**46 Penybanc Road
Ammanford
Carmarthenshire
SA18 3QS.**

Price **£280,000**



- Three bedroom split level detached property
- Lounge, kitchen, dining area, reception room
- Two bathrooms, en suite, utility
- Wc, workshop room, conservatory
- Upvc glazing
- Gas fired central heating
- Ample parking, garage



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

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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.

Penybanc Road, Ammanford, Carmarthenshire.

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The accommodation briefly comprises, porch, hallway, lounge, kitchen, dining area, conservatory, 2 bathrooms, 3 bedrooms one with an en-suite, Wc, reception room, utility, workshop room and further lean to outbuildings.

The property has the benefit of Upvc glazing, gas fired central heating, front and rear gardens, ample off road parking, garage.

The property is in need of modernisation.

Upvc glazed door to

Porch

Upvc glazed windows surround, tiled walls, tiled floor.

Hallway

Two radiators, coved and textured artex ceiling, part wood-panelled wall covering, part textured walls, six downlights, battery-operated smoke alarm, hatch to roof space.

Bedroom 2 (11' 3" x 10' 6") or (3.44m x 3.19m)

Upvc glazed window to front, radiator, coved ceiling, telephone point.

En Suite (7' 9" x 4' 2") or (2.37m x 1.26m)

Upvc glazed window to side, radiator, textured ceiling, part-tiled walls, low-level WC, wash hand basin in unit, shower cubicle.

Bedroom 3 (9' 10" x 9' 7") or (2.99m x 2.93m)

Upvc glazed window to rear, radiator, coved and textured ceiling.

Lounge (17' 11" x 13' 11") or (5.46m x 4.24m)

Upvc glazed French door to front, two radiators, coved and textured artex ceiling, four wall lights, electric fire with tiled surround, fitted display unit.

Bedroom 1 (13' 0" x 11' 6") or (3.97m x 3.50m)

Upvc glazed window to front, radiator, coved and textured ceiling, fitted wardrobes, built in storage cupboard, 2 wall lights

Bathroom (11' 3" x 11' 1") or (3.43m x 3.37m)

Upvc glazed window to side, radiator, textured ceiling, four down lights, tiled walls, bath, close coupled WC, pedestal wash hand basin, shower cubicle, airing cupboard housing hot water tank and slatted shelving.

Kitchen (14' 2" x 10' 4") or (4.33m x 3.14m)

Upvc glazed window to rear, textured ceiling, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, gas hob with extractor fan above, oven, grill, tiles splashback.

Conservatory (16' 2" x 6' 11") or (4.94m x 2.11m)

Upvc glazed window surround, upvc glazed door to side, polycarbonate roof, tiled floor.

Dining Area (12' 8" x 9' 9") or (3.86m x 2.96m)

Wooden windows to conservatory, radiator, coved and textured ceiling, laminate flooring, stairs to ground floor.

Penybanc Road, Ammanford, Carmarthenshire.

Hallway 2

Textured ceiling, battery-operated smoke alarm.

Reception Room (21' 10" x 13' 7") or (6.65m x 4.13m)

Upvc glazed window to front, wooden door to garage, radiator, exposed beam ceiling, bar area.

Workshop Room (10' 2" x 6' 4") or (3.09m x 1.93m)

Wooden windows to lean to room 2, textured ceiling, under stairs storage.

W.C. (4' 3" x 3' 7") or (1.30m x 1.09m)

Wooden window to lean to room 2, textured ceiling, low-level WC, wash hand basin.

Utility Room (12' 10" x 11' 5") or (3.92m x 3.48m)

Wooden window to rear, aluminium door to rear, coved and textured ceiling, fitted base units, work surface, stainless steel sink unit, plumbing for automatic washing machine.

Hallway 3

Textured ceiling.

Bathroom (8' 0" x 6' 6") or (2.43m x 1.97m)

Coved and textured ceiling, bath, low-level WC, pedestal wash hand basin in unit, gas fitted Worcester boiler controlling domestic hot water and central heating.

Garage (19' 5" x 11' 4") or (5.92m x 3.46m)

Electric up and over door to front, uPVC glazed window to side, electricity and lighting.

Lean To Room 1

Aluminum windows to side, wooden doors to side and rear, poly carbonate roof, flower beds.

Lean To Room 2

Aluminum window to rear, workbench, electricity.

Lean To Room 3

Aluminium windows to rear and side, wooden door to basement.

Lean To Room 4

Aluminium windows to side and rear, poly carbonate roof, flowerbeds.

Outside

Driveway to front for ample parking. Gravelled and patio area to front with mature trees and shrubs. Steps to front leading to tiled balcony area and side porch.

Side pedestrian access.

Tiled seating area to rear with decked balcony and steel steps leading to lawned rear garden with mature trees and shrubs.

Shed.

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

E

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.

