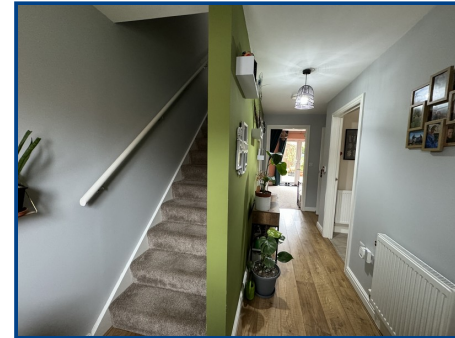


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**1 Clos Coed Derw  
Penygroes  
Llanelli  
Carmarthenshire  
SA14 7RD**

Price **£189,950**



- Three bedroom semi detached property
- Kitchen
- Lounge
- Bathroom, WC
- Upvc glazing
- Gas fired central heating
- Driveway for ample parking
- Rear garden

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

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**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 semi detached property 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

Tel: **01269 591 884**

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

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

## Clos Coed Derw, Penygroes, Llanelli, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this three bedroom semi detached property 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, kitchen, WC, lounge, landing, bathroom and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, driveway for ample parking and a rear garden.

**Upvc glazed door to**

### Hallway

Radiator, laminate flooring, stairs to first floor, under stair storage, two telephone points.

### W.C. (4' 9" x 3' 0") or (1.45m x 0.92m)

Radiator, close coupled WC, pedestal wash hand basin, tiled splash back, extractor fan.

### Kitchen (11' 7" x 11' 0") or (3.52m x 3.35m)

Upvc glazed window to front, radiator, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, oven, hob with extractor fan over, plumbing for automatic washing machine, Worcester gas fired boiler controlling domestic hot water and central heating.

### Lounge (15' 2" x 10' 7") or (4.62m x 3.22m)

Upvc glazed patio doors to rear, radiator, TV point, telephone point.

### Landing

Radiator, five down lights, hatch to roof space, hard wired smoke alarm.

## Clos Coed Derw, Penygroes, Llanelli, Carmarthenshire.

### Bedroom 1 (15' 2" Max x 8' 9" Max) or (4.62m Max x 2.66m Max)

Two upvc glazed windows to front, radiator, six down lights, storage cupboard.

### Bathroom (7' 6" x 6' 11") or (2.28m x 2.11m)

Upvc glazed window to side, towel radiator, four down lights, part tiled walls, bath with shower attachment over, close coupled WC, pedestal wash hand basin, extractor fan.

### Bedroom 2 (9' 7" x 7' 5") or (2.93m x 2.26m)

Upvc glazed window to rear, radiator.

### Bedroom 3 (7' 4" Max x 9' 7" Max) or (2.24m Max x 2.91m Max)

Upvc glazed window to rear, radiator, telephone point.

### Outside

Driveway to side for ample parking. lawned area with steps to front.

Decked area to rear with gravelled footpaths to lawned area. Flower beds surround. Shed.

### 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

C

### 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 the first right into Clos Ael-Y-Bryn. Take the next right hand turning where the property can be found on the right hand side.

