

**12 Brynglas
Penygroes
Llanelli
Carmarthenshire.
SA14 7PY**

Price **£850 Monthly**



- Two bedroom detached bungalow
- Lounge, dining room, Kitchen
- Bathroom, WC
- Upvc glazing
- Front & rear gardens & driveway
- Bond Minimum - £950
- EPC - E49
- Council Tax Band - C
- Holding deposit - £100
- Minimum term - 6 months

General Description

Two 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: E49

Brynglas, Penygroes, Llanelli, Carmarthenshire.

Property Description

Two 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, WC, lounge, dining area, kitchen, rear hallway, bathroom and two bedrooms.

The property benefits from Upvc glazing, electric central heating, driveway for ample parking, front and rear gardens. Please note - garage not included.

Upvc glazed door to

Hallway

Electric radiator, textured and coved ceiling, hard wired smoke alarm.

W.C. (5' 2" x 3' 8") or (1.58m x 1.13m)

Upvc glazed window to front, textured and coved ceiling, close coupled Wc, wash hand basin.

Lounge (13' 2" x 10' 9") or (4.01m x 3.28m)

Upvc glazed window to front, textured and covered ceiling, electric radiator, electric fire, tv point.

Dining Area (10' 9" x 9' 9") or (3.28m x 2.96m)

Upvc glazed window to front, textured and coved, electric radiator.

Kitchen (9' 6" x 8' 7") or (2.89m x 2.61m)

uPVC glazed door to side, uPVC window to side, coved & textured ceiling, hard wired smoke alarm, tiled floor, fitted wall and base unit, work surface, tiled splashback, half bowl stainless steel sink with mixer tap, electric hob with extractor fan above, oven, plumbing for automatic washing machine.

Rear Hallway

Textured ceiling, hard wired smoke alarm, hatch to roof space, airing cupboard housing hot water tank.

Bedroom 1 (12' 4" x 0' 0") or (3.76m x 0.0m)

uPVC glazed window to rear, electric radiator, textured and coved ceiling, telephone point.

Bedroom 2 (9' 5" x 9' 0") or (2.87m x 2.75m)

uPVC glazed window to rear, electric radiator, textured and coved ceiling.

Bathroom (7' 5" x 5' 9") or (2.27m x 1.75m)

uPVC glazed window to side, towel radiator, textured ceiling, tiled walls, tiled floor, walk-in shower, low level WC, wash hand basin in unit, extractor fan.

Outside

Lawned area to front.

Driveway to side for ample parking.

Patio area to rear with steps leading to gravelled area housing a Summerhouse.

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

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 a right into Maesglas. Take the left hand turning where the property can be found on the right hand side near to the end of the estate.



Important notice

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