



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

Clos Coed Derw  
Penygroes  
Llanelli  
Carmarthenshire.

Price **£350,000**



- Four bedroom detached house
- Living room, dining room
- Kitchen, utility room
- Bathroom, en suite
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway, garage



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 four bedroom detached family home 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: B83**



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

### Property Description

We have the pleasure in offering for sale this four bedroom detached family home 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, living room, kitchen, utility room, dining room, landing, bathroom and four bedrooms, one with an en suite.

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

### Upvc glazed door to

### Hallway

Radiator, laminate flooring stairs to first floor, hard wired smoke alarm.

### W.C. (6' 0" x 3' 2") or (1.84m x 0.96m)

Upvc glazed window to front, radiator, laminate flooring, close coupled WC, pedestal wash hand basin, extractor fan.

### Living Room (17' 3" Max x 13' 9" Max) or (5.27m Max x 4.19m Max)

Upvc glazed window to front, radiator, laminate flooring.

### Dining Room (10' 9" x 10' 3") or (3.27m x 3.12m)

Upvc glazed patio doors to rear, radiator, tiled floor.

### Kitchen (16' 10" x 10' 8" Max) or (5.13m x 3.25m Max)

Two upvc glazed windows to rear, radiator, eight down lights, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap, cooker point, gas hob with extractor fan over, hard wired smoke alarm.

### Utility Room (10' 4" x 5' 8") or (3.16m x 1.72m)

Upvc glazed door to side, radiator, tiled floor, fitted base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, hard wired smoke alarm, extractor fan, IDEAL gas fired boiler controlling domestic hot water and central heating.

### Pantry

Tiled floor, fitted shelving, telephone point.

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

### Landing

Radiator, hard wired smoke alarm, airing cupboard housing radiator and fitted shelving.

### Bedroom 1 (14' 10" x 13' 9") or (4.52m x 4.19m)

Upvc glazed window to front, radiator.

### En Suite (8' 8" Max x 7' 9" Max) or (2.64m Max x 2.35m Max)

Upvc glazed window to front, towel radiator, one down light, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan, shaver point.

### Bedroom 3 (13' 3" x 9' 11") or (4.03m x 3.02m)

Upvc glazed window to rear, radiator.

### Bathroom (8' 11" x 6' 10") or (2.73m x 2.08m)

Upvc glazed window to rear, towel radiator, two down lights, close coupled WC, pedestal wash hand basin, bath, shower cubicle, extractor fan, shaver point.

### Bedroom 4 (12' 5" x 10' 0") or (3.79m x 3.05m)

Upvc glazed window to rear, radiator, telephone point.

### Bedroom 2 (15' 10" x 9' 11") or (4.75m x 3.03m)

Upvc glazed window to front, radiator.

### Garage

Up and over door to front.

### Garden

Driveway to front.

side pedestrian access to rear.

Paved and artificial lawn areas to rear.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

### Agents Note

We have been made aware that the road leading to the property is unadopted.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

E

### 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.

