

**Aurybryn 29 Brynglas
Penygroes
Llanelli
Carmarthenshire.
SA14 7PY**

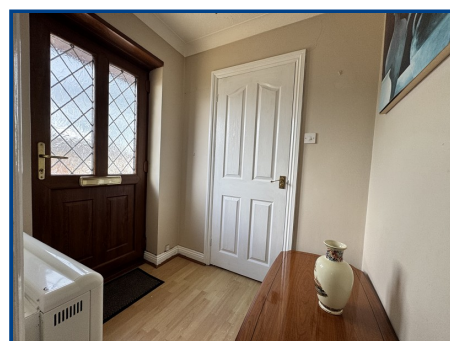
Price £199,950



- Two bedroom semi detached bungalow
- Lounge/dining area
- Kitchen
- Shower room, WC
- Upvc glazing
- Electric heating
- Driveway for ample parking
- Rear garden

General Description

We have the pleasure in offering for sale this two bedroom semi detached bungalow in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy etc, and is approximately 3 1/2 miles from Ammanford town centre and further amenities and is approximately 2.8 miles from Cross Hands.



EPC Rating: D57

Brynglas, Penygroes, Llanelli, Carmarthenshire.

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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 and the largest plot on the estate consisting of a driveway for ample parking and a versatile rear garden.

Upvc glazed door to

Hallway

Electric radiator, textured and coved ceiling.

W.C.

Upvc glazed window to front, textured and coved ceiling, close coupled WC, wash hand basin, plumbing for automatic washing machine.

Lounge/ dining room

Upvc glazed window to front, electric radiator, textured and coved ceiling, electric fireplace, dado rail, battery smoke alarm.

Kitchen

Upvc glazed door to side, upvc glazed window to side, textured and coved ceiling, tiled floor, five down lights, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, plumbing for automatic washing machine.

Rear Hall

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

Shower Room

Upvc glazed window to side, textured ceiling, tiled floor, part tiled walls, wash hand basin in unit, close coupled WC, shower cubicle with electric shower, extractor fan.

Bedroom 2

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

Bedroom 1

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

Outside

Gravelled area to front with footpath to front door.

Driveway to side for ample parking.

Paved seating area to rear.

Steps to rear leading up to lawned area with mature trees and shrubs. Gravelled footpath leading to a pond and decked seating area.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Agents Note

The sale of this property is subject to probate.

Services

Mains electricity, mains water, 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 a right into Maesglas. Take the left hand turning into Brynglas where the property can be found on the left hand side.



Important notice

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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.