



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

**196 Waterloo Road
Penygroes
Llanelli
Carmarthenshire
SA14 7RB**

Price **£175,000**



- Three bedroom semi detached house
- Lounge area, dining area
- Kitchen
- Bathroom
- Upvc glazing
- Oil fired central heating
- Driveway for parking
- Rear garden



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 three bedroom semi detached house 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.

EPC Rating: F38

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Waterloo Road, Penygroes, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached house 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 is approximately 2.8 miles from Cross Hands and its further amenities including a near by retail park and access links to the M4.

The accommodation briefly comprises hallway, lounge area, dining area, kitchen, bathroom and three bedrooms.

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

Upvc glazed door to

Hallway

Radiator, coved ceiling, tiled floor, stairs to first floor.

Lounge Area (11' 5" x 12' 10") or (3.48m x 3.91m)

Upvc glazed window to front, radiator, coved ceiling, laminate flooring, under stair storage, telephone point.

Dining Area (10' 8" x 9' 1") or (3.24m x 2.77m)

Radiator, coved ceiling, laminate flooring, multi fuel burner with brick surround and oak beam.

Bathroom (8' 8" x 6' 0") or (2.63m x 1.84m)

Two upvc glazed windows to side, radiator, coved ceiling, tiled flooring, bath, close coupled WC, shower cubicle, wash hand basin in unit, extractor fan.

Kitchen (17' 6" x 5' 3") or (5.33m x 1.61m)

Upvc glazed window to rear, upvc glazed door to rear, coved ceiling, tiled flooring, eight down lights, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, oven, electric hob with extractor fan above, plumbing for automatic washing machine, Worcester oil fired boiler controlling domestic hot water and central heating.

Waterloo Road, Penygroes, Llanelli, Carmarthenshire.

Landing

Upvc glazed window to side, textured and coved ceiling, extractor unit, hatch to roof space.

Bedroom 1 (17' 2" x 9' 10") or (5.22m x 3.0m)

Two upvc glazed windows to front, two radiators, textured and coved ceiling.

Bedroom 2 (11' 9" x 8' 5") or (3.58m x 2.57m)

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

Bedroom 3 (8' 8" x 8' 4") or (2.65m x 2.54m)

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

Outside

Gravelled driveway to front for parking.

Gravelled footpath to front with lawned areas to either side.

Decked area to rear with gravelled area leading to lawned area.

Oil tank.

Storage 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 drainage

Tenure

Freehold

Council Tax

B

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 where the property can be found on the right hand side.

