

**12 Trefrhiw
Penybanc
Ammanford
Carmarthenshire.
SA18 3QR**

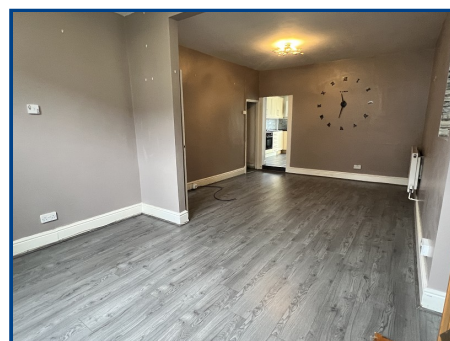
Price £800 Monthly



- End terrace 3 Bedroom House
- Reception Room, Kitchen, Bathroom
- Gas fired central heating
- Parking to front with a Rear Garden
- EPC - D59
- Council Tax Band - B
- Bond Minimum - £900pcm
- Holding Deposit - £100
- Minimum term - 6 months

General Description

End terrace three bedroom property located in the village of Penybanc close to local amenities and approximately a mile from Ammanford town centre and its amenities.



EPC Rating: D59

Trefrhiw, Penybanc, Ammanford, Carmarthenshire.

Property Description

End terrace three bedroom property located in the village of Penybanc close to local amenities and approximately a mile from Ammanford town centre and its amenities.

The accommodation briefly comprises of hall, dining area, living area, kitchen, bathroom and three first floor bedrooms.

The property has the benefit of Gas fired central heating and upvc double glazing. Parking to front and rear garden area.

Upvc glazed door to

Hallway

Radiator, wooden floor, dado rail, stairs to first floor, hard wired smoke alarm.

Living/Dining Room (20' 10" x 13' 0") or (6.34m x 3.97m)

Upvc glazed windows to front and side, two radiators, laminate flooring electric fire set in a tiled surround and wooden mantle, under stair storage.

Kitchen (10' 11" x 7' 8") or (3.32m x 2.34m)

Upvc glazed door to side, Upvc glazed window to rear, radiator, tiled floor, part tiled walls, fitted wall and base units, work surface, plumbing for automatic washing machine, electric oven, electric hob with extractor fan above, and stainless steel sink unit with mixer tap, Worcester gas fire boiler controlling domestic hot water and central heating, extractor fan.

Bathroom

Two Upvc glazed windows to rear, radiator, coved ceiling, part tiled walls, corner bath with electric shower over,

pedestal wash hand basin, close coupled Wc, extractor fan, pull light switch.

Landing

Upvc glazed window to rear, dado rail, hard wired smoke alarm.

Bedroom 2

Upvc glazed window to rear, radiator, airing cupboard housing hot water tank and slatted shelving.

Bedroom 1

Upvc glazed window to front, radiator, picture rail.

Bedroom 3

Upvc glazed window to front, radiator, hatch to roof space.

Outside

Steps leading rear garden with paved patio area and lawned area, oil tank. Off road parking front.

Agents Note

A third party vehicular right of way to the rear of the property.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Council Tax

B

Directions

To find the property proceed from Ammanford south west on A483. After about 1 mile enter Penybanc village, turning right after 195 Penybanc Road into Trefrhiw Road and the property can be located on the left hand side.



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