



Clos Ael Y Bryn, Penygroes, SA14 7ND

Offers In Region Of £145,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Clos Ael Y Bryn, Penygroes, SA14 7ND

A modern mid-terrace property located on a development in the village of Penygroes. This ideal first-time buyer or buy-to-let home benefits from gas-fired central heating, double glazing, a ground floor WC, and a first-floor bathroom. Externally, the property offers a paved driveway to the front and a manageable rear garden.

The village of Penygroes provides essential amenities, while additional out-of-town retailers can be found at Cross Hands Business Park. A wider range of shopping and leisure facilities are available in Ammanford town centre, with convenient access to the M4 motorway via Junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Radiator, stairs to first floor.

Lounge

4.14m x 3m (13'7" x 9'10")

Double glazed window to front, radiator.





Kitchen

3.1m x 2.67m (10'2" x 8'9")

Double glazed window to rear, radiator, fitted with wall & base units, plumbing for washing machine, built in oven, gas hob, extractor fan over.

Rear Hallway

Double glazed panelled door to rear.

Cloakroom

Radiator, WC, wash hand basin.

First Floor Landing

Cupboard housing gas boiler providing domestic hot water & central heating, radiator.

Bedroom One

3.81m x 4.01m (12'6"/10'8" x 13'2"/10')

Two double glazed windows to front, radiator.

Bedroom Two

4.14m x 1.93m (13'7"/11'6" x 6'4")

Double glazed window to rear, radiator.

Bathroom

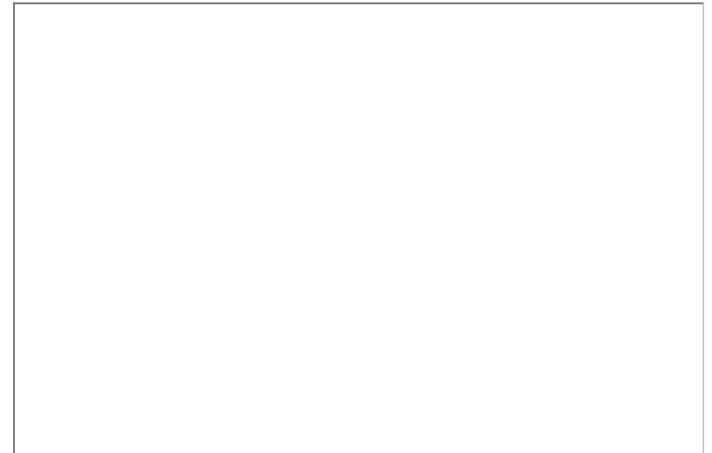
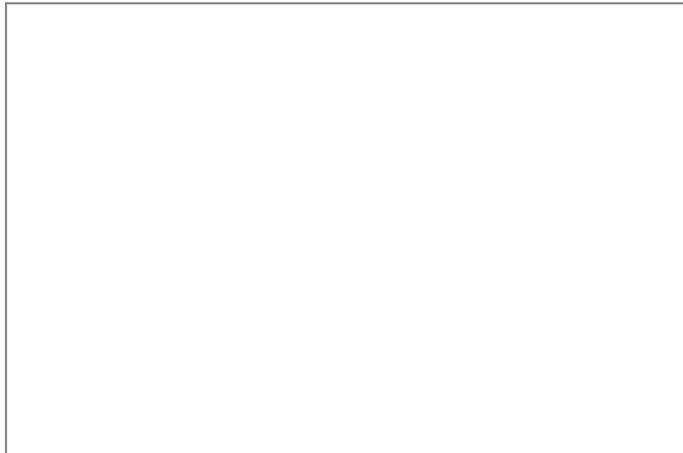
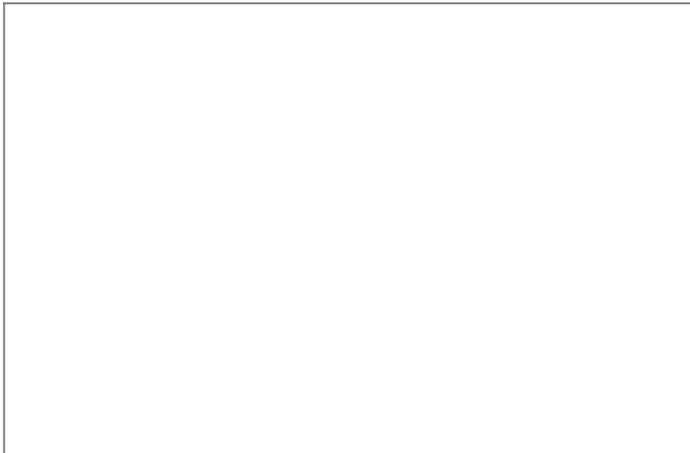
Double glazed window to rear, radiator, suite comprising panelled bath, mains shower over, WC, pedestal wash hand basin, part tiled walls, radiator.

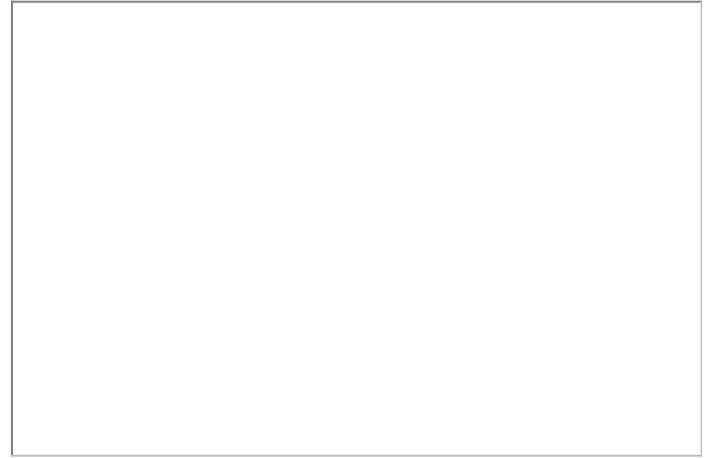
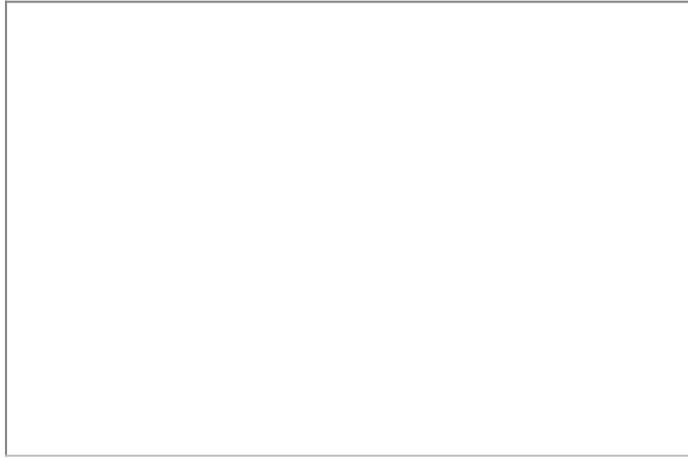
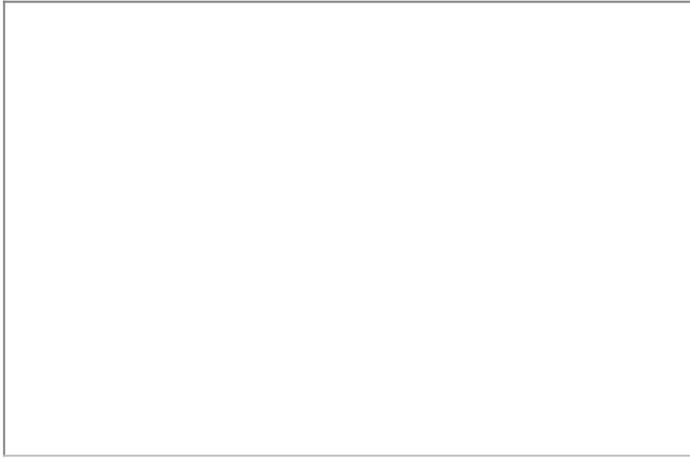
Externally

Paved area to front providing off road parking. Rear garden comprising paved patio area, steps up to lawned area.

Services

We are advised that mains services are connected.





Tenure

Freehold

Council Tax

Band B

Broadband Speed/Mobile Phone Coverage

We are advised that superfast broadband and mobile phone coverage are available in this area.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128