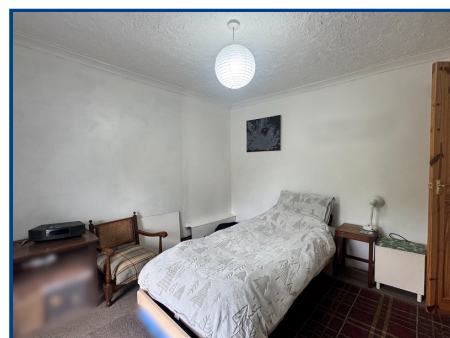
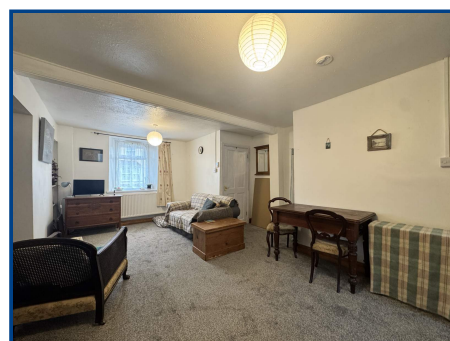
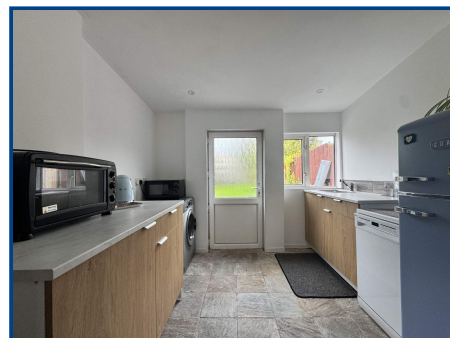


**111 Penybanc Road
Ammanford
Carmarthenshire
SA18 3QP**

Price £129,950



- Two bedroom mid terrace house
- Lounge/ dining room
- Kitchen
- Bathroom
- Upvc glazing
- Gas fired central heating
- Multi fuel burner
- Garden, sheds



General Description

We have the pleasure in offering for sale this two bedroom mid terraced property, located on the main road on the outskirts of Ammanford and its amenities including shops, primary schools, secondary school, leisure centre, restaurants, bus station and train station. The property is approximately 6 miles from junction 49 of the M4.

EPC Rating: D66

Penybanc Road, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises entrance hall, lounge/ dining room, kitchen, bathroom, landing and two bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating and a rear garden.

Upvc glazed door to

Entrance Hall

Radiator, textured ceiling.

Living/Dining Room (19' 7" x 13' 1" Max) or (5.98m x 4.0m Max)

Upvc glazed window to front, radiator, textured ceiling, multi fuel burner, alcove storage, stairs to first floor, under stair storage, hard wired smoke alarm.

Bathroom (7' 10" x 4' 8") or (2.39m x 1.41m)

Upvc glazed window to rear, radiator, tiled floor, bath with shower attachment, close coupled WC, wash hand basin.

Kitchen (9' 6" x 7' 7") or (2.90m x 2.30m)

Upvc glazed door to rear, Upvc glazed window to rear, four down lights, tiled floor, base units, stainless steel sink unit with tiled splash back, plumbing for automatic washing machine, plumbing for dishwasher.

Landing

Upvc glazed window to rear, textured ceiling, hatch to roof space, hard wired smoke alarm.

Bedroom 2 (11' 5" x 8' 8") or (3.49m x 2.65m)

Upvc glazed window to front, radiator, textured ceiling, fitted wardrobes, Ideal gas fired boiler controlling domestic hot water and central heating.

Bedroom 1 (10' 9" x 10' 8") or (3.27m x 3.25m)

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

Outside

Footpath to front leading to front door.

Patio area to rear with footpath leading to lawned area housing storage shed.

Further lawned area with mature trees and shrubs.

There is a pedestrian right of way over the land to the rear of number 109.

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 gas, mains drainage

Tenure

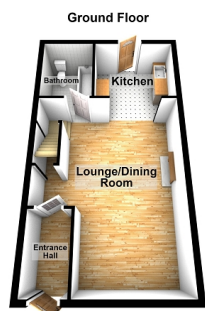
Freehold

Council Tax

A

Directions

Leave Ammanford on Wind Street and continue along the main road into Penybanc Road where the property can be found on the right hand side.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.