



House - Semi-Detached (EPC Rating: D) Freehold

**PENYGARN ROAD, AMMANFORD, SA18
3PB**

Offers In The Region Of

£230,000

THOMAS
& THOMAS
estate agents



3 Bedroom House - Semi-Detached located in Ammanford

We have pleasure in offering for sale this Well Presented Semi Detached house set in a popular location within the village of Tycroes, offering local amenities with further shopping and leisure facilities approximately 2 miles from Ammanford Town Centre and 2 miles from Junction 49 of the M4 Motorway. Accommodation briefly comprises, entrance hall, lounge, kitchen, utility room on the ground floor and 3 bedrooms and bathroom located on the first floor. The property benefits from gas central heating, uPVC double glazing. Externally there is off road parking, good size rear garden and single detached garage.

Council Tax Band - C . Freehold. EPC - D62 Viewing is highly recommended.

Ground floor

With front entrance door leading into...

Entrance Hall

With radiator, coved and smooth ceiling, laminate floor and stairs to first floor.

Lounge

6.30 x 3.10 (20'8" x 10'2")

With radiator, coved ceiling, laminate floor, alcoves with display shelving and uPVC window to the front.

Kitchen

4.40 x 3.10 (14'5" x 10'2")

With vertical radiator, coved ceiling, range of modern base and wall units, spotlighted plinths, electric hob with electric oven under and extractor over , tiled floor, part tiled walls, integrated fridge/freezer and dishwasher, one and a half sink unit with mixer taps, integrated cupboard housing gas boiler providing domestic hot water and central heating and uPVC window to the rear.

Utility Room

3.90 x 1.65 (12'9" x 5'4")

With range of base units, plumbing for automatic washing machine. part tiled walls and uPVC windows to the side and rear, uPVC door to the side.

First Floor

Landing

With coved ceiling and hatch to roof space.

Bedroom 1

4.64 x 3.10 (15'2" x 10'2")

With radiator, coved ceiling, laminate floor and uPVC window to the side.

Bedroom 2

3.37 x 2.87 (11'0" x 9'4")

With radiator, coved ceiling, laminate floor and uPVC window to the front.

Bedroom 3

2.45 x 1.88 (8'0" x 6'2")

With radiator, coved ceiling and uPVC window to the front.

Bathroom

2.93 x 2.87 (9'7" x 9'4")

With radiator, coved ceiling, fully tiled floor and walls, low level flush WC, vanity wash hand basin, roll top bath with shower attached, shower cubicle, and uPVC window to the rear.

External

Front : Parking to the front with side pedestrian access.

Rear : Enclosed garden with patio, large lawn area, mature shrubs, shed and gate access to single garage.

Garage

Single garage with up and over door.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band - C.

TENURE

Freehold.



NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

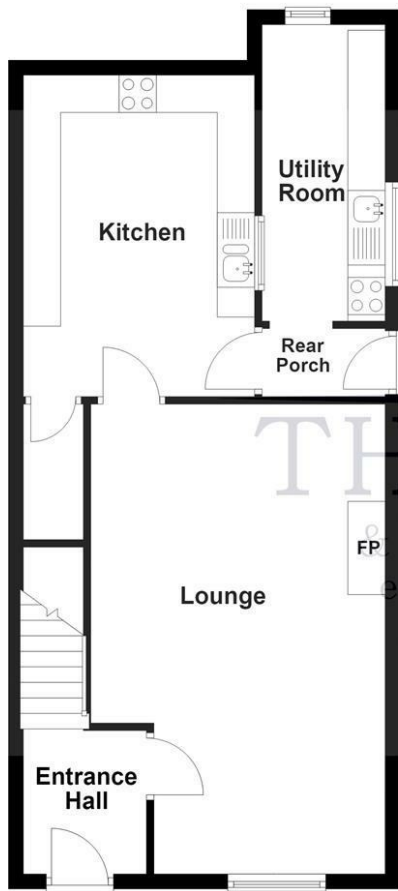
Follow us on Instagram and X: ThomasThomas_EA

Directions

Leave Ammanford on Wind Street, continue for approximately 2 miles into the village of Tycroes, turn left into Penygarn Road, go past the rugby club on the left and the property can be found on the right hand side identified by our For Sale board.



Ground Floor



First Floor

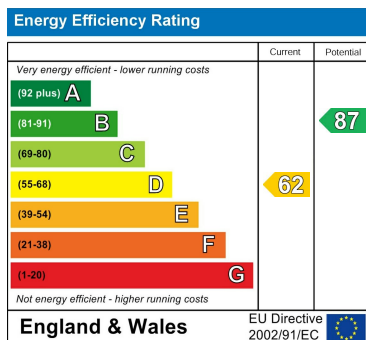


Total area: approx. 90.9 sq. metres (978.2 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

