



## 1 Pentregwylais Road, Llandybie, Ammanford, SA18 3JQ

**Offers in the region of £310,000**

No onward chain. A spacious detached house in need of renovation set in the village of Pentregwylais, within 1 mile of local amenities and approximately 2.5 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen, utility room, landing, 3 bedrooms and bathrooms. The property benefits from oil central heating, single glazed windows, off road parking, attached garage, front and rear garden and far reaching views of Betws Mountain and the Black Mountain.



## Ground Floor

### Entrance Hall

with stairs to first floor, parquet flooring, radiator, textured ceiling and under the stairs cupboard

### Lounge

14'10" x 11'11" (4.54 x 3.64 )



with feature fireplace, parquet flooring, radiator, beamed ceiling and single glazed wooden window to front and side

### Sitting Room

14'11" x 11'10" (4.55 x 3.63 )



with open fireplace, parquet flooring, radiator, textured ceiling and single glazed wooden window to front

## Dining Room

9'3" x 13'8" (2.83 x 4.19 )



with radiator and single glazed wooden window to rear and door

## Kitchen

9'3" x 11'6" (2.82 x 3.51 )



with base and wall units, folded door, stainless steel sink unit with mixer tap, part tiled walls and single glazed wooden windows to rear



### Utility

5'10" x 28'4" (1.80 x 8.66 )



with Belfast sink with mixer taps, polycarbonate roof, plumbing for automatic washing machine, part tiled walls, uPVC doors to sides

### First Floor

#### Landing

with radiator, single glazed wooden window to front and rear

#### Bedroom 1

13'9" x 12'0" (4.20 x 3.67 )



with two radiators, wooden flooring and single glazed wooden windows to front and side

#### Bedroom 2

13'9" x 11'11" (4.20 x 3.65 )



with radiator, wooden floor and single glazed wooden windows to front and side

#### Bedroom 3

9'3" x 12'0" (2.82 x 3.67 )



with radiator, textured ceiling and single glazed wooden window to side and rear

#### Bathroom

9'2" x 10'10" (2.81 x 3.32 )



with low level flush WC, pedestal wash

hand basin, airing cupboard, panelled bath with shower attachment, hatch to roof space, textured ceiling and single glazed wooden windows.

### **Outside**

with concrete driveway, garage with inspection pit and loft storage, steps leading to garden, apple trees, outside WC and outbuildings

### **Outside Shed**

8'2" x 36'5" (2.49 x 11.10)



with raised flower beds, sink unit and single glazed windows to front and side

### **Services**

Oil central heating, mains electricity, water and drainage

### **Council Tax**

Band E

### **NOTE**

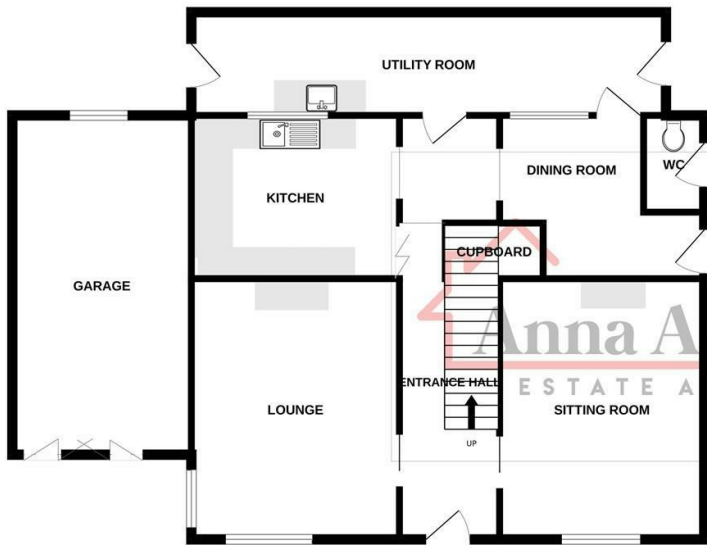
All internal photographs are taken with a wide angle lens.

### **Directions**

Leave Ammanford on College Street and travel approximately 2.5 miles through the village of Llandybie, then slight left signposted Pentregwenlais. Proceed around the bend and the property can be found on the right hand side, identified by our For Sale board.



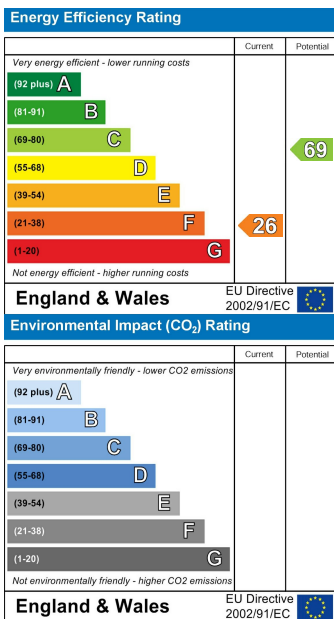
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.