



Penybanc Road, Penybanc, Ammanford, SA18 3QP

Offers In Region Of £169,950



Calow Evans
Estate Agents

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This remarkable detached property is situated on a generous-sized plot and presents a compelling opportunity for those looking to create their ideal family home. It features three generously proportioned double bedrooms, a practical dressing room, a first-floor bathroom, and a convenient ground-floor shower room - with the advantages of gas central heating (boiler installed May 2024) and double glazing. The exterior offers an integral garage, ample driveway space, and a larger-than-average garden that is perfect for family activities and outdoor entertaining. Additionally, there is significant potential for extension (subject to planning permission), enhancing its appeal as an investment.

The village of Penybanc offers excellent transport links and benefits from amenities such as a petrol station and a mini supermarket. Ease of access to the M4 is via junction 49 at Pont Abraham.





Accommodation:

Entrance Hallway

Single panel radiator, stairs to first floor.

Cloakroom

Double glazed window to side, WC, wash hand basin.





Lounge/Diner

7.11m x 4.04m (23'4" x 13'3"/12'7)

Double glazed bay window to front, two single panel radiators, double panel radiator, single glazed window to:

Kitchen/Breakfast Room

6.22m x 2.44m (20'5" x 8'0")

Double glazed window & door to rear, fitted with wall & base units, space for cooker, extractor fan over, stainless steel sink & draining board unit.

Wet Room

Double glazed window to side, electric shower, walk-in bath.

First Floor Landing

Single glazed stained glass window to front.

Bedroom One

3.86m x 3.38m (12'8" x 11'1" (to wardrobes))

Two double glazed windows to front, single panel radiator, built in wardrobes

Bedroom Two

3.66m x 3.38m (12'0" x 11'1"/103")

Single panel radiator, single panel radiator.

Bedroom Three

4.52m x 2.44m (14'10" x 8'0")

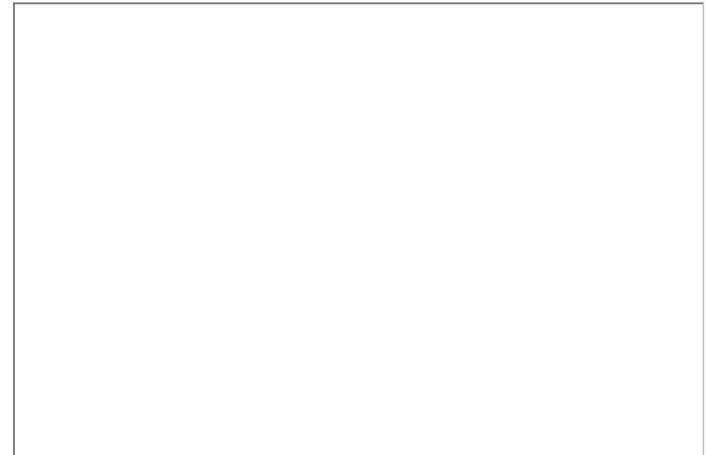
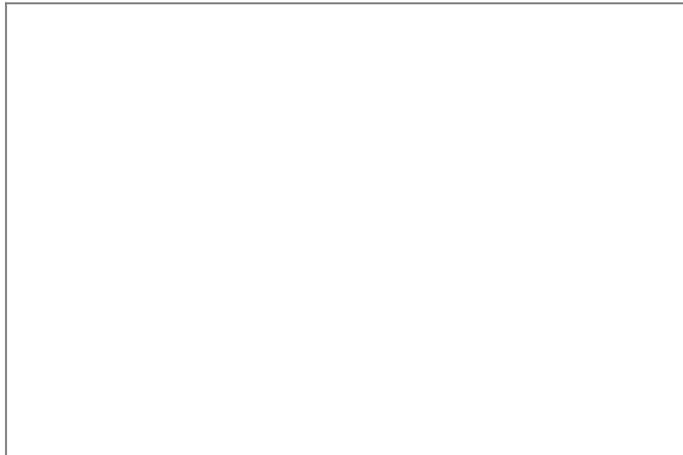
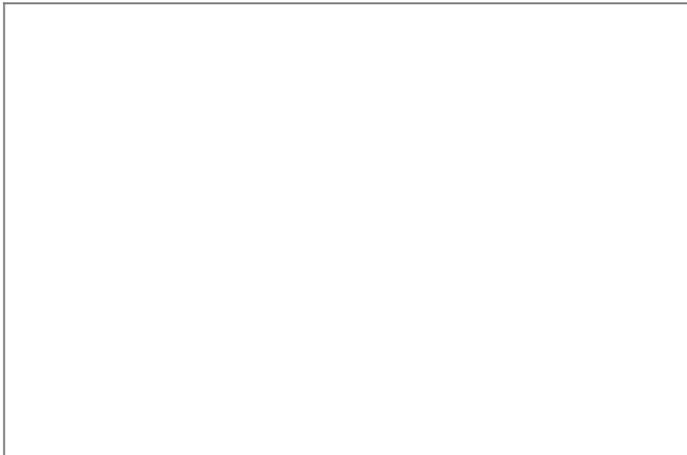
Double glazed window to rear, single panel radiator.

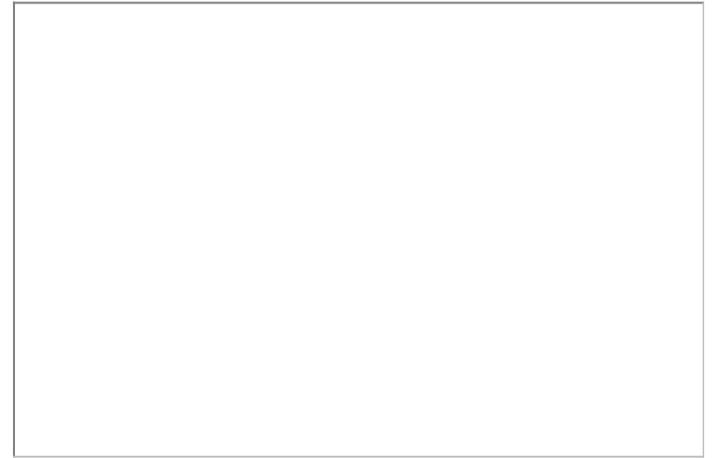
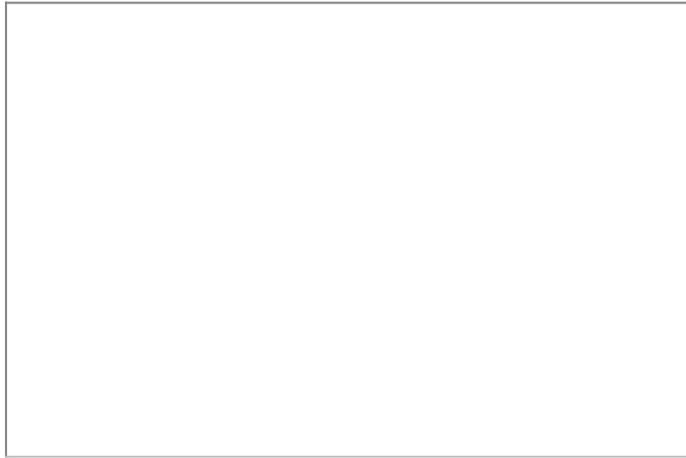
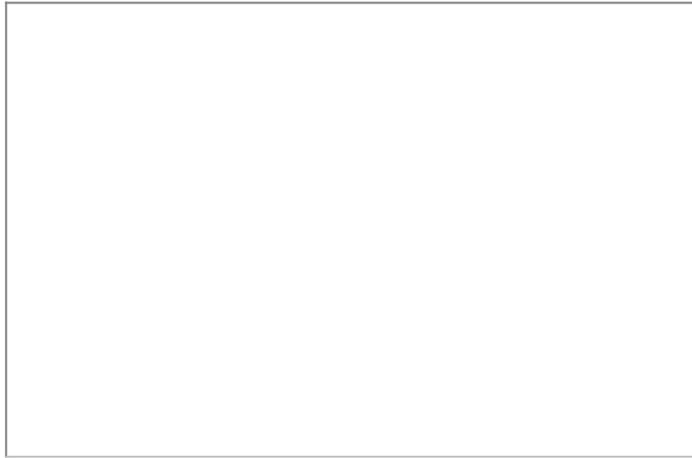
Dressing Room

Storage cupboards, housing gas boiler.

Bathroom

Double glazed window to rear, single panel radiator, suite comprising WC, panelled bath, pedestal sink.



**Externally**

Driveway leading to integral garage, side pedestrian access to larger than average garden mainly laid to lawn, offering potential to extend (stpp), storage shed, outside WC.

Services

We are advised that mains services are connected

Tenure

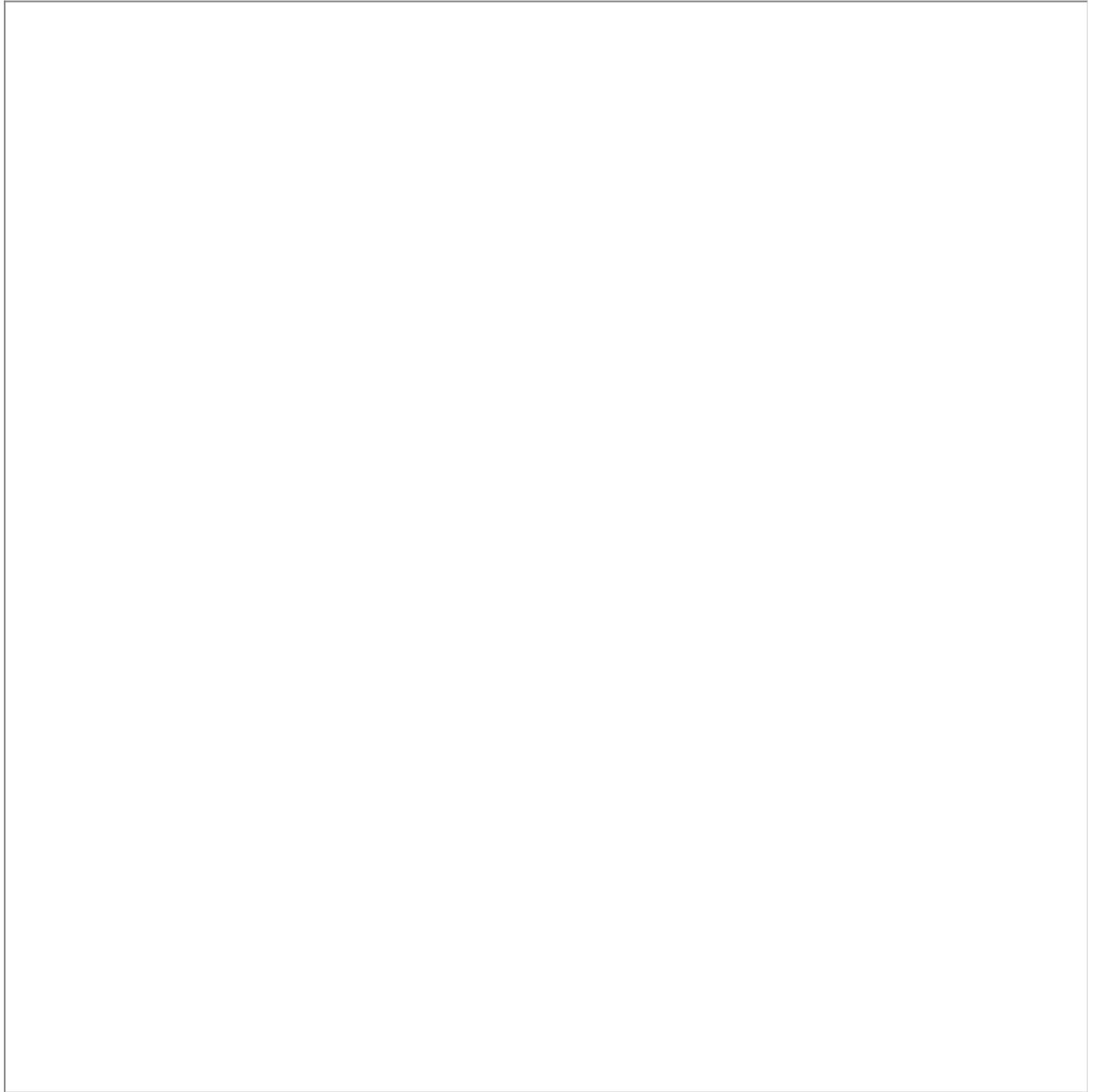
Freehold

Council Tax

Band D

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.





Address

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Office Contact

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