

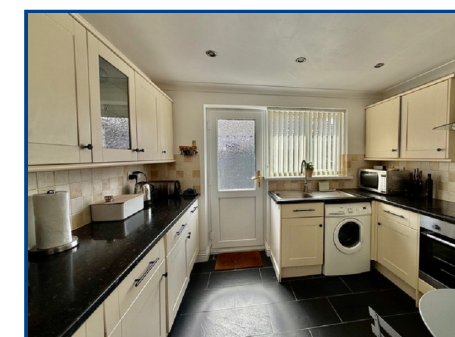
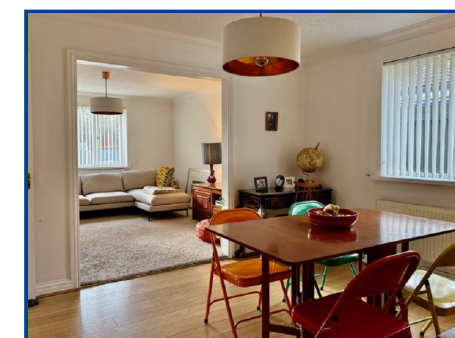
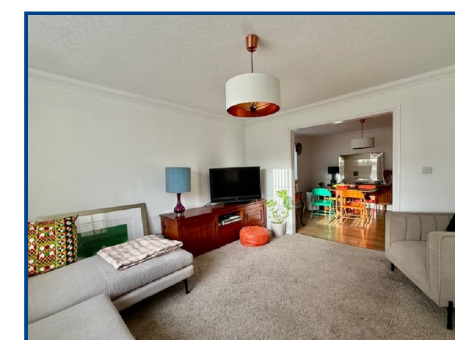


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

**23 Gilfach Y Gog
Penygroes
Llanelli
Carmarthenshire.
SA14 7RJ**

Price **£260,000**



- Three bedroom detached bungalow
- Lounge, dining room, kitchen
- Bathroom, WC, en-suite
- Upvc glazing
- LPG fuelled central heating
- Driveway
- Rear garden
- Garden room/ former garage

General Description

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 1/2 miles from Ammanford town centre and further amenities.

EPC Rating: D57

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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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.

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Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Gilfach Y Gog, Penygroes, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached bungalow in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 1/2 miles from Ammanford town centre and further amenities including shops, secondary school, places of worship, leisure centre, restaurants, public houses, railway station, bus station, and approximately 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, WC, lounge, dining room, kitchen, bathroom and three bedrooms, one with an en suite.

The property benefits from Upvc glazing, LPG fuelled central heating, driveway for ample parking, garden room/ former garage and a rear garden.

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, laminate flooring.

W.C. (4' 10" x 3' 2") or (1.47m x 0.97m)

Upvc glazed window to front, radiator, textured and coved ceiling, tiled floor, close coupled WC, wash hand basin.

Lounge (13' 2" x 12' 8") or (4.02m x 3.87m)

Upvc glazed window to front, radiator, textured and coved ceiling, telephone point, TV point.

Dining Room (12' 9" x 11' 0") or (3.88m x 3.36m)

Upvc glazed window to side, radiator, textured and coved ceiling, laminate flooring.

Kitchen (10' 11" x 7' 11") or (3.34m x 2.41m)

Upvc glazed door to side, Upvc glazed window to side, coved ceiling, six down lights, tiled floor, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, oven point, electric hob with extractor fan over, integrated dishwasher, plumbing for automatic washing machine, TV point.

Rear Hall

Coved ceiling, hatch to roof space, storage cupboard housing IDEAL LPG fuelled boiler controlling domestic hot water and central heating.

Bedroom 3 (10' 9" x 7' 11") or (3.28m x 2.41m)

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

Gilfach Y Gog, Penygroes, Llanelli, Carmarthenshire.

Bedroom 1 (11' 6" x 9' 9") or (3.51m x 2.97m)

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

En-Suite (5' 1" x 2' 11") or (1.55m x 0.90m)

Upvc glazed window to side, towel radiator, textured ceiling, tiled walls, tiled floor, close coupled WC, wash hand basin, shower cubicle with electric shower, extractor fan.

Bedroom 2 (10' 9" x 9' 2") or (3.27m x 2.79m)

Upvc glazed patio doors to rear, radiator, textured and coved ceiling.

Bathroom (7' 9" x 5' 9") or (2.35m x 1.74m)

Upvc glazed window to side, towel radiator, five down lights, tiled walls, tiled floor, close coupled WC, wash hand basin in unit, bath with electric shower over, extractor fan.

Outside

Gravelled area to front with footpath to front door.

Driveway to side for ample parking.

Side access to rear garden.

Patio seating area to rear. Gravelled area with stepping stones to decked area.

LPG tank.

Garden room/ former garage

Upvc glazed french doors to front.

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 drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on Wind Street and continue to the village of Tycroes turning right into Hendre Road. Proceed straight through the cross roads in Capel Hendre and on into Penygroes. Proceed into Waterloo Road taking a left into Davids Way. Proceed through Davids Way, taking a left into Gilfach Y Gog where the property can be found on the left hand side.

