

**Bedroom 2/Office**  
9'7" x 11'11"  
2.94 x 3.65 m

**Family Bathroom**  
8'3" x 8'8"  
2.52 x 2.65 m

**Kitchen/Diner**  
8'9" x 14'6"  
2.67 x 4.43 m

**Dining Area**  
9'2" x 9'9"  
2.80 x 2.98 m

**Bedroom 1**  
11'9" x 11'9"  
3.60 x 3.60 m

**Bedroom 3**  
8'7" x 10'1"  
2.64 x 3.09 m

**Lounge Area**  
12'6" x 19'1"  
3.82 x 5.82 m

**Hallway**  
3'11" x 14'7"  
1.22 x 4.45 m

**Hallway**  
6'9" x 4'3"  
2.08 x 1.32 m

**Approximate total area<sup>(1)</sup>**  
947 ft<sup>2</sup>  
87.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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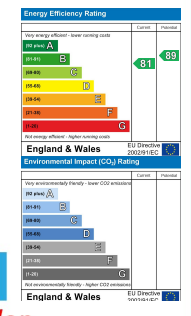


**70 Penygroes Road, Blaenau, Ammanford, Carmarthenshire, SA18 3BZ**

- Traditional, Detached Bungalow
- Spacious Lounge/Diner
- Well-presented Throughout
- South-facing Rear Garden
- EPC RATING B. COUNCIL TAX BAND E.
- Three Bedrooms
- Air Source Heat Pump & Private Solar Panels
- Driveway Offering Ample Parking & Garage
- Sleepy Village Location

**Price £300,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Mains electric, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'E'

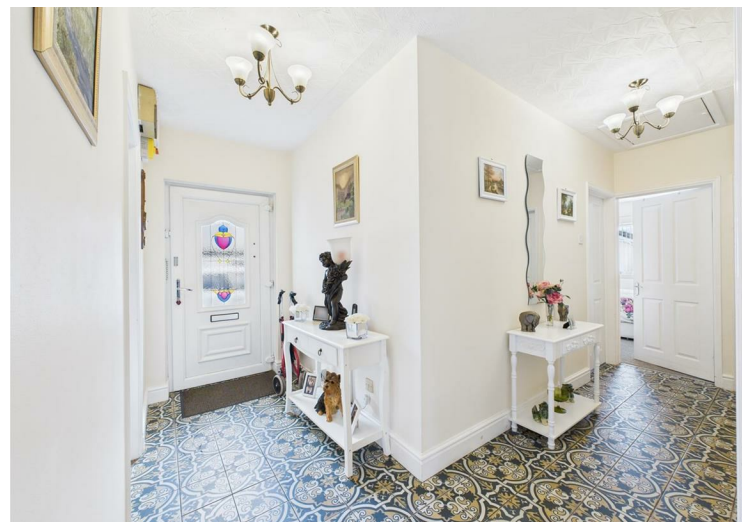
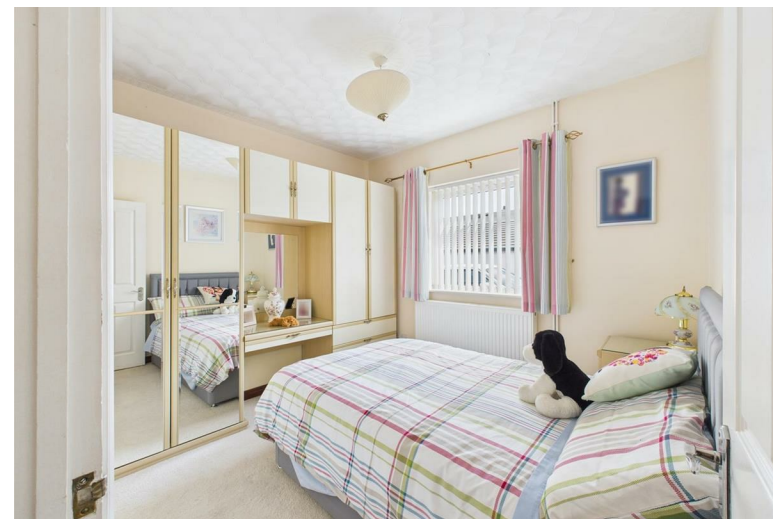
\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take on JHL/SC/0925/OK  
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Set back on Penygroes Road with open views to the rear, this well-presented bungalow sits on a level plot with a detached garage and driveway with parking for multiple cars. It also benefits of having an Air source heat pump and privately-owned solar panels fitted in 2024, offering energy efficiency and reduced running costs. Viewing is highly recommended to appreciate the size presentation and location. EPC RATING B. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, L-shaped lounge/diner, kitchen/diner, family bathroom and three bedrooms- two of the bedrooms have fitted bedroom suites. The plot has a level lawn to the front, a driveway to the side leading to a garage with a turning area and the rear garden. The rear garden is very low-maintenance and has an outlook of open fields, a raised patio area and the remainder laid with decorative chippings.

Llandybie is situated two miles north of Ammanford in Carmarthenshire. The village is served by Llandybie railway station on the Heart of Wales Line and the A483 road which is the main road. Llandybie Community Primary School is located in the north-easterly fringe of the village

**..AGENTS VIEWING NOTES**

**HALLWAY**

**L-SHAPED LOUNGE/DINER**

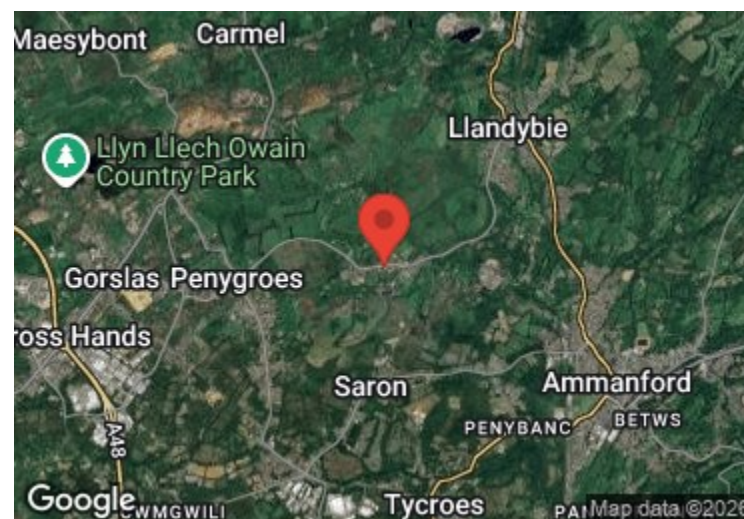
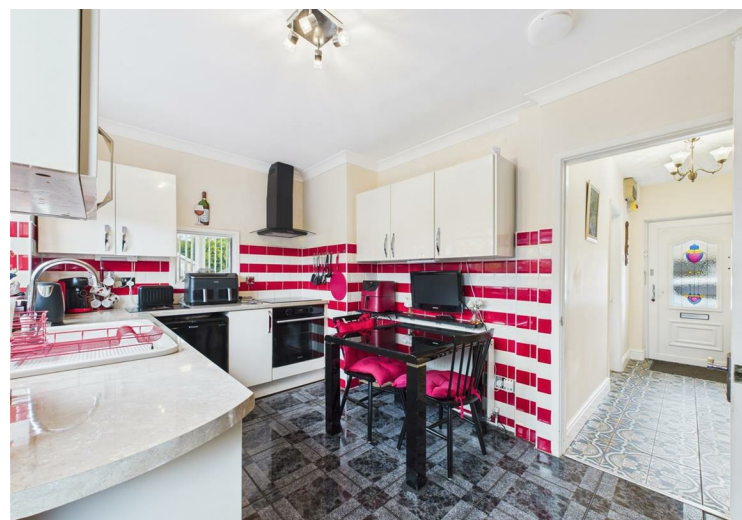
**KITCHEN/DINER**

**FAMILY BATHROOM**

**BEDROOM 1**

**BEDROOM 2/OFFICE**

**BEDROOM 3**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.