



60 Parc Fferws,

£175,000



Calow Evans
Estate Agents

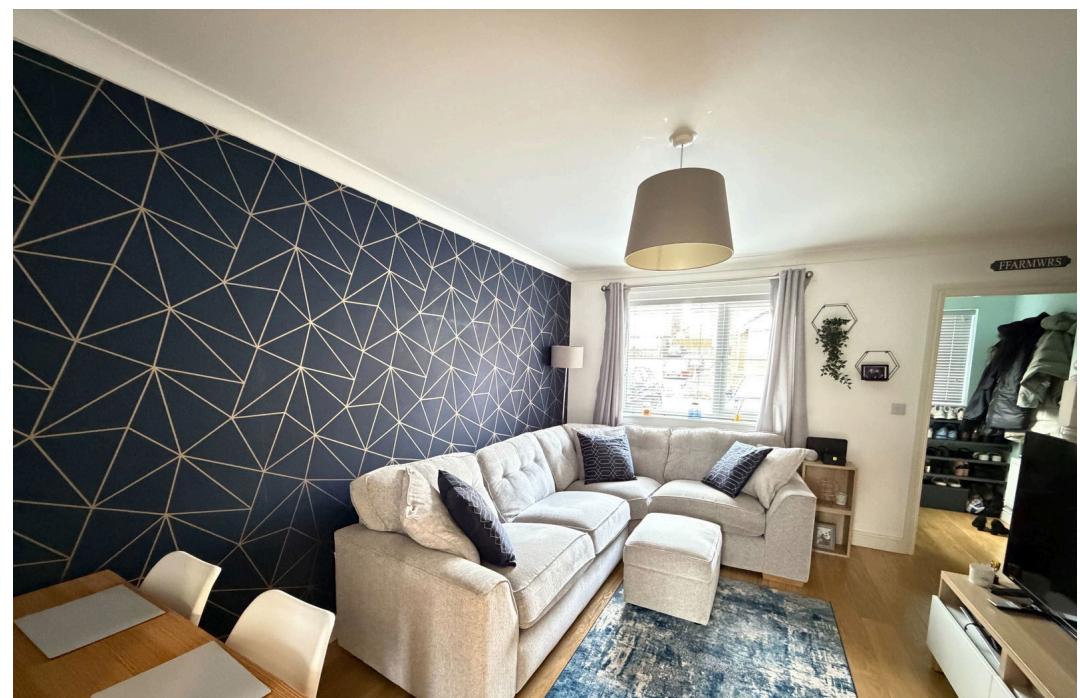
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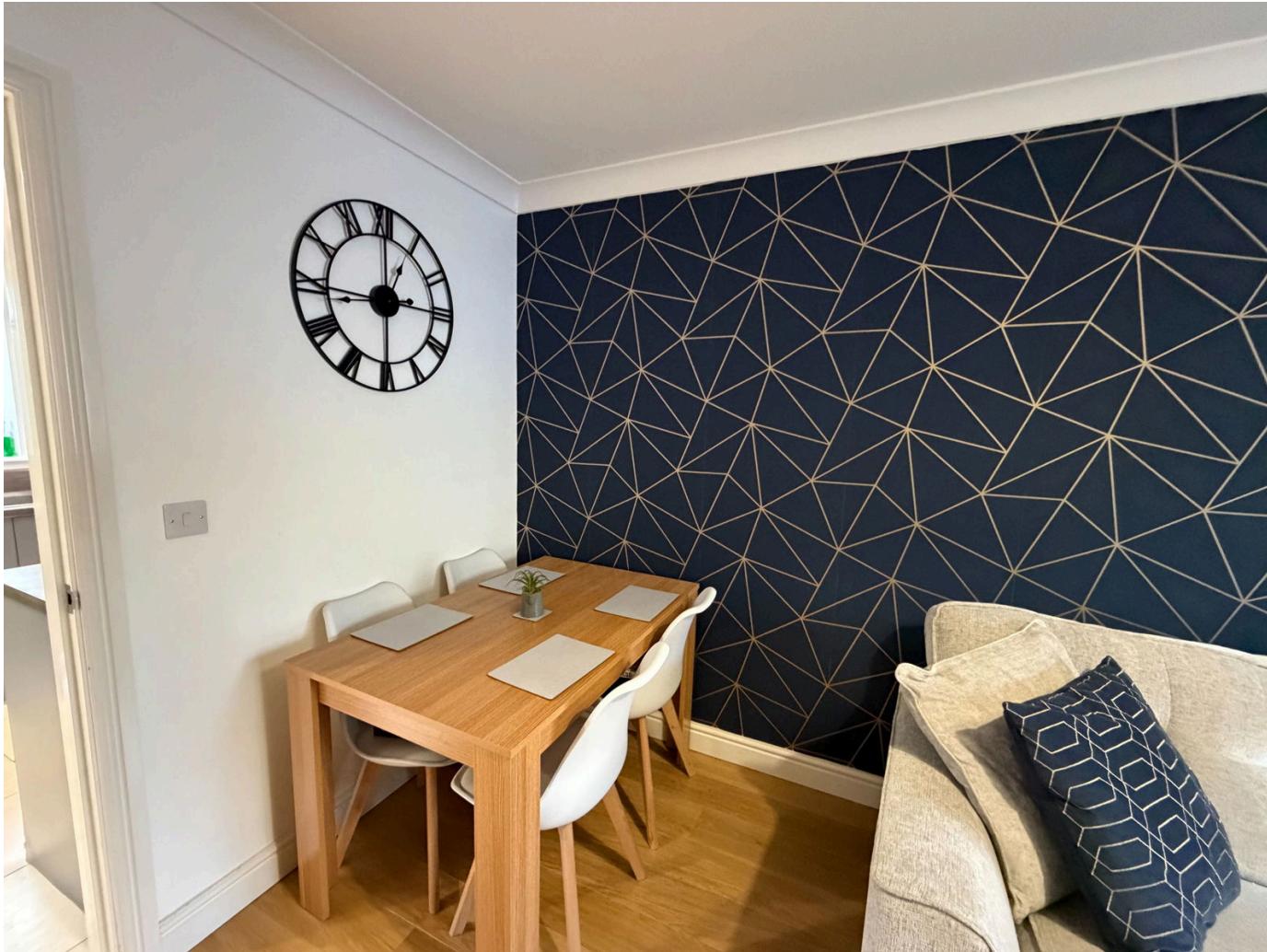
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60 Parc Fferws,

A modern mid-terrace property located on a popular development in the village of Penybanc, on the outskirts of Ammanford. This home offers two double bedrooms, a ground-floor cloakroom, and a first-floor bathroom. It benefits from gas-fired central heating and double glazing throughout. Externally, there is off-road parking for two vehicles at the front and a manageable rear garden, offering ease of maintenance and convenience. This property is ideal for first-time buyers or those looking to downsize.

Penybanc village provides essential amenities, including a shop and petrol station, with the main shopping facilities available in nearby Ammanford town centre. Easy access to the M4 motorway is available via junction 49 at Pont Abraham.





Accommodation:

Entrance Porch

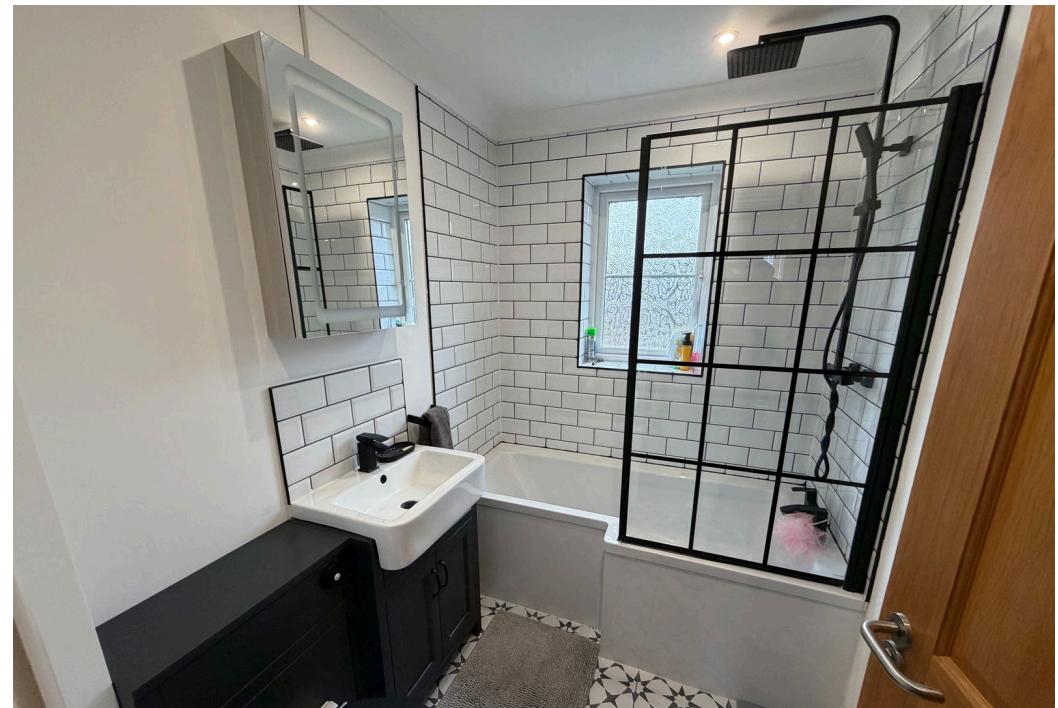
Double glazed window to front, laminate flooring, single panel radiator, door to:

Lounge

4.6m x 4.04m (15'1" x 13'3"/9'8")

Double glazed window to front, radiator, laminate flooring.





Kitchen/Breakfast Room

3.84m x 2.46m (12'7" / 10'2" x 8'1")

Double-glazed glass panelled door & double-glazed window to rear, radiator, fitted with a range of wall base units, sink & draining board unit, eye-level electric oven, gas hob, plumbing for washing machine, radiator, tiled floor.

First Floor Landing

Bedroom One

3.56m x 3m (11'8" x 9'10")

Double glazed window to front, radiator, storage cupboard housing Worcester boiler providing domestic hot water & central heating.



Bedroom Two

3.53m x 2.21m (11'7" x 7'3" / 6'3")

Double glazed window to rear, radiator.

Bathroom

2.21m x 1.75m (7'3" x 5'9")

Double glazed window to rear, heated towel rail, p-shaped bath, mains shower over, WC, wash hand basin in vanity cupboard.

Externally

Tarmacadam driveway to the front providing off road parking for two vehicles. Enclosed rear garden comprising paved patio area, a lawned area, storage shed.



Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band C





Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

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.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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