

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



### 103 Penygroes Road, Blaenau, Ammanford, Carmarthenshire, SA18 3BZ

- Detached Bungalow
- Spacious Lounge & Kitchen/Diner
- Detached garage
- Front and rear gardens
- Double glazing
- Three Double Bedrooms
- Air Source Heat Pump & Solar Panels
- Driveway with parking for multiple cars
- Woodland view to the rear
- EPC RATING C



Offers In Excess Of £250,000

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The Agent that goes the Extra Mile





A detached bungalow sitting on a level plot with a detached garage to the rear. It also benefits of having an Air source heat pump and privately-owned solar panels fitted, offering energy efficiency and reduced running costs. EPC RATING C

Accommodation comprises : Entrance hall, spacious lounge, inner hallway, kitchen/diner, utility room, cloakroom, bathroom and three bedrooms. The driveway provides off-road parking for multiple cars and leads to a detached garage with an electric door. The rear garden is mainly laid to lawn with an outlook of woodland.

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**

**BEDROOM 3**

**ENTRANCE HALLWAY**

**LOUNGE**

**KITCHEN/DINER**

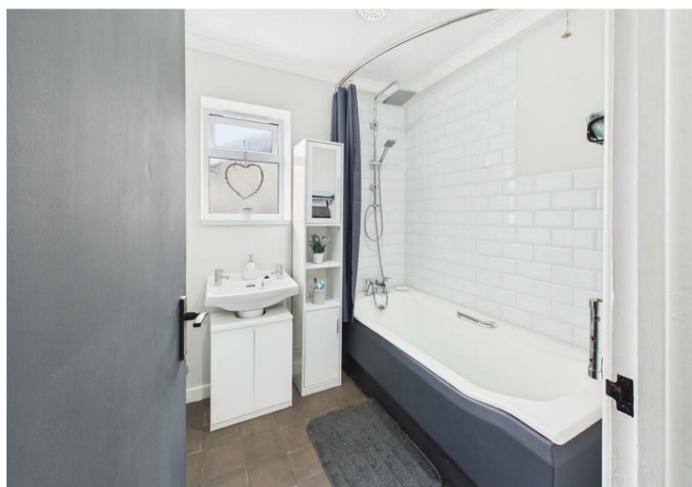
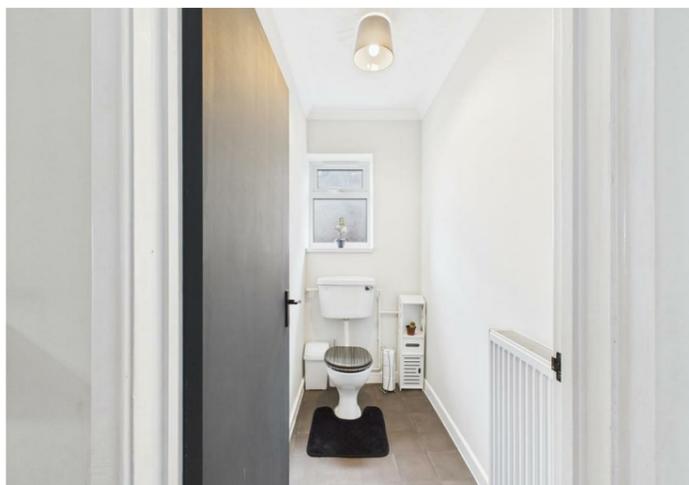
**UTILITY ROOM**

**CLOAKROOM**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**



**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.