



House - Detached (EPC Rating: E) Freehold

PENYGROES ROAD, CAERBRYN, AMMANFORD, SA18 3DQ

Offers In The Region Of

£275,000

3 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Well Presented 3 Bedroom Detached House located within the small village of Caerbryn with local amenities just a short distance away in Llandybie which offers mini supermarket, public house & restaurant, place of worship, primary school with Ammanford Town Centre approximately 2.5 miles away offering further shopping and leisure facilities. The accommodation comprises, entrance hall, cloakroom, lounge, open plan kitchen with dining area, utility room on the ground floor with 3 bedrooms and family bathroom located on the first floor. Externally there is front forecourt with side path leading to enclosed, level patio area with steps leading to raised lawned area, double garage and ample parking. The property benefits from Oil Central Heating & uPVC Triple/Double Glazing.

Freehold. Council Tax Band - D. EPC - E40. VIEWING IS HIGHLY RECOMMENDED.

Ground Floor

With gated front forecourt leading to side pedestrian access and entrance door.

Entrance Hall

With radiator, coved ceiling, "Dogleg" stairs leading to first floor, Luxury Vinyl flooring and access to cloakroom.

Lounge

4.62 x 4.24 (15'1" x 13'10")

With Double Doors leading from the hallway, radiator, coved ceiling, Luxury Vinyl flooring, Triple Glazed window to the front of the property.

Dining Area

4.95 x 3.15 (16'2" x 10'4")

With radiator, vaulted ceiling, tiled floor and two windows to the side of the property. The dining area opens up into the kitchen.

Kitchen

4.01 x 3.15 (13'1" x 10'4")

With a range of base and wall units, single drainer sink unit with mixer taps, 6 ring cooking range with double oven and extractor above,, space for dishwasher, space for American style fridge/freezer, radiator, coved ceiling, tiled floor and window to the side of the property

Utility Room

3.15 x 2.0 (10'4" x 6'6")

With base units, single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, recently installed free standing boiler, providing domestic hot water and central heating, radiator, coved ceiling, tiled floor, window to the rear and door leading to the side of the property.

Cloakroom

With low level flush WC, pedestal wash hand basin, extractor fan, radiator and luxury vinyl flooring.

First Floor

Landing Area

With radiator, coved ceiling, spotlights, hatch to roof space with pull down ladder.

Bedroom 1

4.01 x 3.25 (13'1" x 10'7")

With radiator, coved ceiling and triple glazed window to the rear of the property.

Bedroom 2

3.07 x 2.59 (10'0" x 8'5")

With radiator, coved ceiling and triple glazed window to the rear of the property.

Bedroom 3

3.73 x 2.72 (12'2" x 8'11")

With radiator, coved ceiling and triple glazed window to the front of the property.

Bathroom

2.62 x 1.191 (8'7" x 3'10")

With low level flush WC, pedestal wash hand basin, panelled bath, double shower cubicle, extractor fan, heated towel rail, coved ceiling, part tiled walls and triple glazed window to the front of the property.

External

Front: With gated front forecourt, paved pathway leading to gated access to the rear of the property.

Rear: With paved patio area and steps leading to level lawned area and Bunded Oil Tank.

Double Garage (6.0 x 5.0) with electricity connected and car charging point and offering ample parking for additional vehicles.

Services

Mains, electricity, water and drainage. Oil Tank.



Council Tax
- Band D

TENURE
Freehold

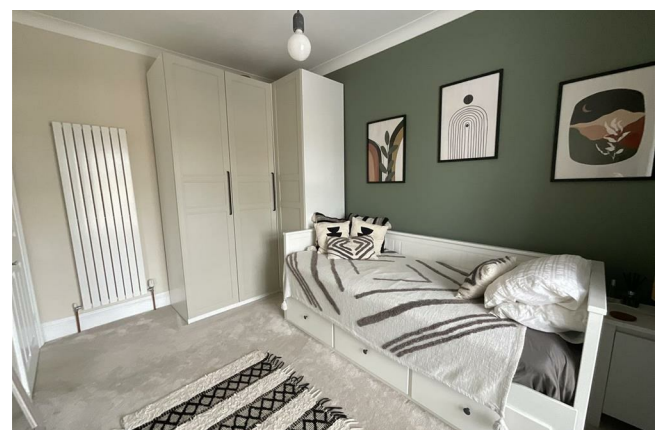
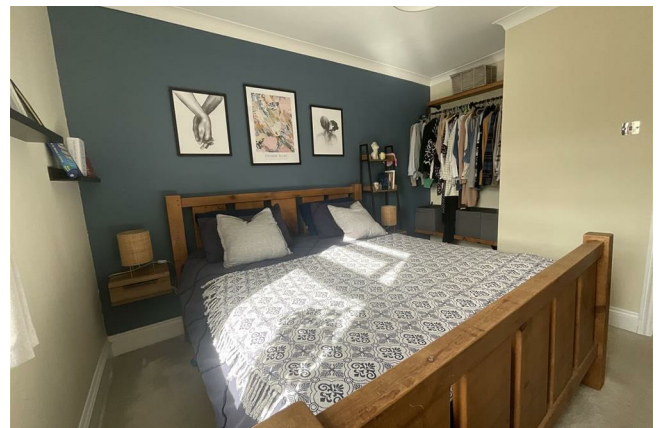
NOTE
All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions
Leave Ammanford on College Street and turn third left into Station Road, then second right to stay on Station Road. Continue over the level crossing and travel approximately 3 miles then turn right onto Saron Road. At the junction turn left onto Penygroes Road and continue for approximately 1 mile and the property can be found on the right hand side identified by our for sale board.

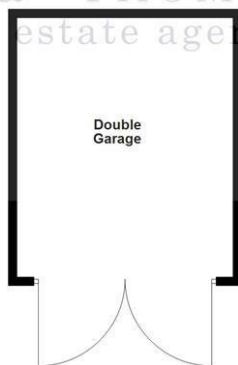


THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,
CARMARTHENSHIRE, SA18 3AB

Ground Floor



First Floor

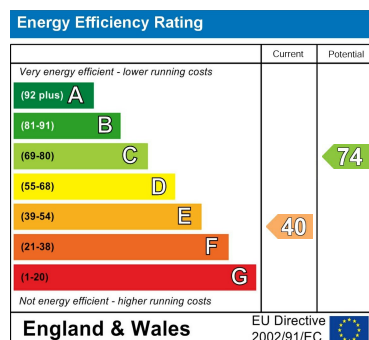


Total area: approx. 232.3 sq. metres (2500.5 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

