



4 Penybanc Road, Penybanc, Ammanford, SA18 3EA

Offers in the region of £299,950

- Detached house
- 2 reception rooms
- uPVC double glazing
- Detached garage
- 4 bedrooms
- Gas central heating
- Off road parking for 3/4 cars
- Enclosed rear garden

Ground Floor

uPVC double glazed entrance door to

Vestibule

3'6" x 4'0" (1.09 x 1.22)

with dado rail, coved ceiling and door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and downlights.

Dining Room

9'7" x 11'9" (2.93 x 3.59)



with electric wall mounted fire, wood floor, radiator, coved ceiling and uPVC double glazed bay window to front. Opening to

Lounge

12'5" x 9'3" (3.80 x 2.82)



with wood floor, radiator, coved ceiling and 2 uPVC double glazed windows to side.

Sitting Room

9'7" x 10'9" (2.93 x 3.29)



with radiator, coved ceiling and uPVC double glazed bay window to front.

Kitchen

12'7" x 10'5" (3.86 x 3.18)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 5 ring range cooker with extractor over, integrated automatic dishwasher, breakfast bar, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side and rear.

Utility Room

10'6" x 13'8" (3.21 x 4.19)



with range of fitted base and wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, 2 built in cupboards, Respatex walls, tiled floor, radiator and 2 uPVC double glazed windows to rear, one to side and door to side.

Downstairs Shower Room

5'2" x 4'10" (1.60 x 1.49)



with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with dual head mains shower, Respatex walls, tiled floor, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, coved ceiling and uPVC double glazed window to rear.

Bedroom 1

11'6" x 10'11" (3.53 x 3.33)



with fitted wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

11'1" x 8'6" (3.39 x 2.61)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 3

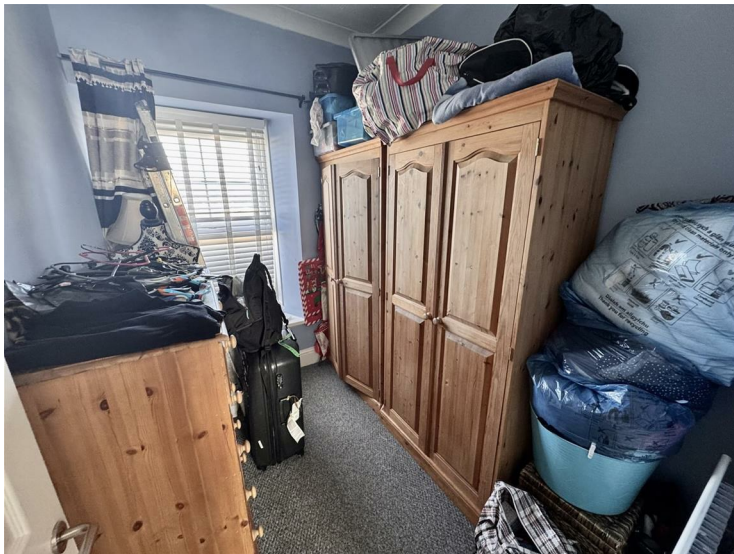
10'11" x 10'10" (3.35 x 3.32)



with radiator, textured and covered ceiling and uPVC double glazed window to front.

Bedroom 4

7'10" x 6'5" (2.41 x 1.97)



with radiator, textured and covered ceiling and uPVC double glazed window to front.

Bathroom

11'3" x 9'2" (3.44 x 2.80)



with low level flush WC, pedestal wash hand basin, built in cupboards, panelled bath with shower attachment taps, shower enclosure with mains shower, Respatex walls, extractor fan, shaver point, radiator, textured and covered ceiling and uPVC double glazed window to rear.

Outside



with gravelled gardens to front, steps up to front of the property and side access to enclosed rear garden with patio area, lawned garden, flower borders with mature shrubs and trees. uPVC double glazed door to off road parking for 3/4 cars, store room and garage (7.81 x 4.15) with electric roller door, power and light connected, 2 windows to front and door. Opening to Store Room (2.75 x 9.03) with power and light connected. Rear access to garage via lane.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

Restrictions: None

Council Tax

Band D

NOTE

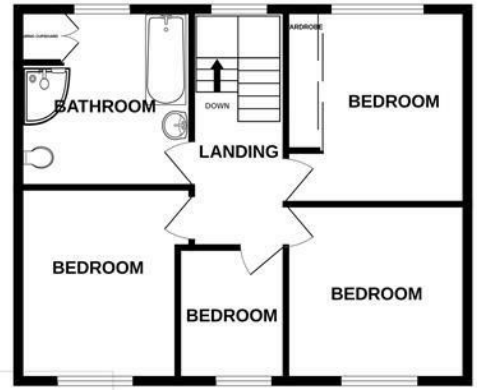
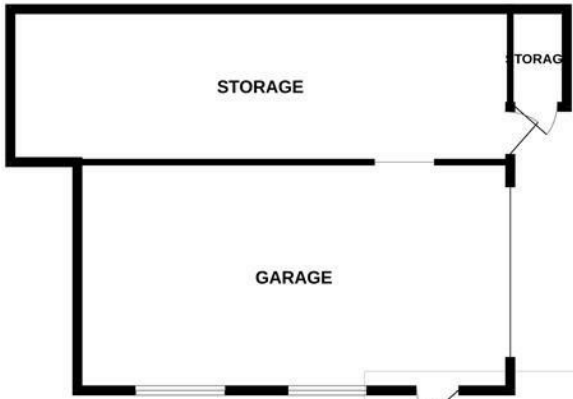
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on Wind street and travel straight over the roundabout. Proceed for about a mile and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	80
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.