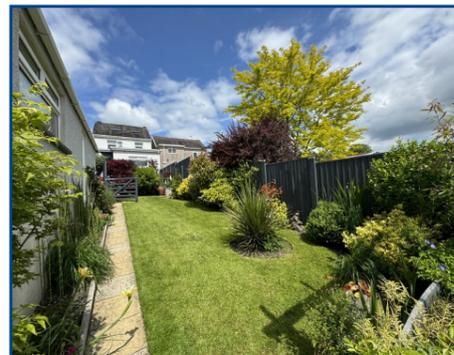
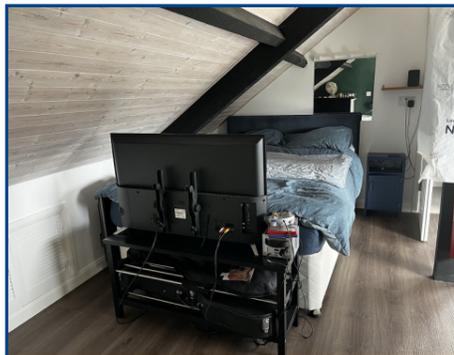
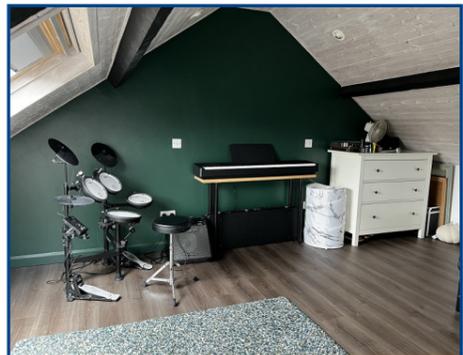
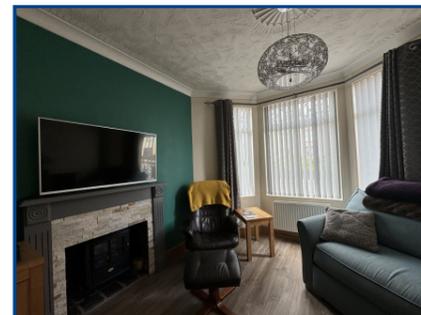




**Chartered Surveyor, Valuers,
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**148 Penybanc Road
Ammanford
Carmarthenshire
SA18 3QS**

Price £299,950



- Two bedroom detached property with an attic room
- Front room, lounge
- Kitchen/ diner, utility
- Bathroom, WC
- Upvc glazing
- Gas fired central heating & solar panels
- Rear garden
- Driveway for ample parking
- Garage/ workshop
- Views to the surrounding countryside

General Description

A two bedroom detached property with an attic room, located on the main road on the outskirts of Ammanford and its amenities including banking, shops, primary schools, secondary school, leisure centre, restaurants, bus station, train station and the property is approximately 6 miles from junction 49 of the M4.

EPC Rating: C75

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Penybanc Road, Ammanford, Carmarthenshire.

Property Description

A two bedroom detached property with an attic room, located on the main road on the outskirts of Ammanford and its amenities including banking, shops, primary schools, secondary school, leisure centre, restaurants, bus station, train station and the property is approximately 6 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, front room, lounge, kitchen/ diner, utility, WC, landing, bathroom, two bedrooms and an attic room.

The property has the benefit of upvc glazing, gas fired central heating, solar panels, rear garden, driveway for ample parking and a garage.

Upvc glazed door to

Hallway

Artex textured ceiling, down light, radiator, laminate flooring, stairs to first floor, under stair storage.

Lounge (17' 9" x 14' 7") or (5.41m x 4.45m)

Upvc glazed window to side, textured and coved ceiling, battery smoke alarm, two radiators, alcove storage with lighting, electric fire with reconstituted stone surround, two TV points.

Front Room (10' 10" x 10' 8") or (3.30m x 3.25m)

Upvc glazed bay window to front, textured and coved ceiling, radiator, laminate flooring, electric fireplace with a wooden surround.

Kitchen/Diner (18' 3" x 12' 1") or (5.55m x 3.69m)

Upvc glazed door to side, upvc glazed window to rear, roof lantern skylight, eight down lights, tiled floor, radiator, fitted wall and base units, work surface, tiled splash back, cooker point with extractor fan over, built in electric point, TV point.

Utility Room (5' 10" x 5' 0") or (1.79m x 1.53m)

Upvc glazed window to rear, two down lights, battery smoke alarm, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated dish washer, plumbing for automatic washing machine, Worcester gas fired boiler controlling domestic hot water and central heating.

W.C. (6' 2" x 4' 4") or (1.89m x 1.31m)

Upvc glazed window to side, one down light, towel radiator, wash hand basin in unit, close coupled WC.

Landing

Upvc glazed window to front, coved ceiling, battery smoke alarm, two down lights, wall light, radiator, stairs to attic room.

Bedroom 1 (12' 2" x 10' 6") or (3.70m x 3.21m)

Upvc glazed bay window to front, artex textured and coved ceiling, radiator, TV point.

Shower Room (6' 1" x 4' 8") or (1.85m x 1.41m)

Tiled walls, one down light, extractor fan, shower cubicle, wash hand basin in unit.

Penybanc Road, Ammanford, Carmarthenshire.

Bedroom 2 (10' 0" x 9' 5") or (3.04m x 2.87m)

Upvc glazed window to rear, artex textured and coved ceiling, radiator, laminate flooring, fitted wardrobes.

Bathroom (9' 11" x 8' 0") or (3.03m x 2.44m)

Upvc glazed window to rear, two down lights, extractor fan, tiled floor, part tiled walls, radiator, double sink in unit, bath with shower attachment, close coupled WC.

Attic Room (17' 6" Max x 15' 10") or (5.33m Max x 4.82m)

Two skylight windows, four down lights, exposed beam ceiling, two radiators, eaves storage.

Outside

Driveway for ample parking to side, leading to the garage.

Lawned area to rear with mature trees and shrubs. Footpath leading to seating areas and garden room.

Garage / Workshop (30' 0" x 14' 5") or (9.15m x 4.40m)

Sixteen solar panels with batteries (7.2kw) which the vendor has informed us are owned by the property.

Solar panel controls.

Electric up & over door to front, upvc glazed windows to side and rear, wooden door to side, fitted wall and base units, work surface, stainless steel sink unit.

Electricity and water.

Inspection pit.

Sun Room/Home Office (10' 0" x 7' 10") or (3.05m x 2.40m)

Upvc glazed sliding door to side, upvc glazed window to rear, electric radiator.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on Wind Street and continue along the main road into Penybanc Road, passing the garage where the property can be found further ahead on the left hand side.

