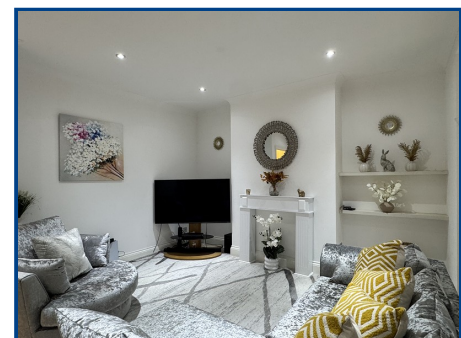
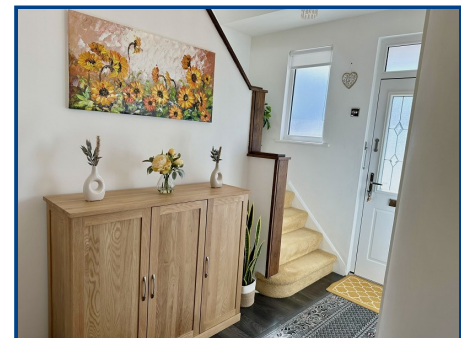


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**The Manse 29 Gate Road  
Penygroes  
Llanelli  
Carmarthenshire  
SA14 7RL**

Price **£375,000**



- Four bedroom detached house
- Front room, lounge
- Kitchen/ dining room
- Utility, WC
- Bathroom, two en suites
- Upvc glazing
- Oil fired central heating
- Driveway for ample parking, garage
- Rear garden
- Views to the surrounding countryside

**General Description**

We have the pleasure in offering for sale this four bedroom detached property in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 1/2 miles from Ammanford town centre

**EPC Rating: D60**

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**

## 29 Gate Road, Penygroes, Llanelli, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom detached property in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 1/2 miles from Ammanford town centre and further amenities including banking, shops, secondary school, places of worship, leisure centre, restaurants, public houses, railway station, bus station, and approximately 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, front room, lounge area, kitchen/diner, utility room, WC, landing, family bathroom, master suite comprising bedroom, en suite and dressing area, second bedroom with ensuite and two further bedrooms.

The property benefits from Upvc glazing, oil fired central heating, driveway for ample parking, garage, rear garden and undisturbed views to the surrounding countryside.

### Upvc glazed door to

### Hallway

Upvc glazed window to front, radiator, laminate flooring, stairs to first floor.

### Front Room (13' 8" x 9' 9" Min) or (4.17m x 2.97m Min)

Upvc glazed bay window to front, radiator, coved ceiling, laminate flooring, electric fireplace.

### Lounge Area (13' 3" x 12' 5") or (4.04m x 3.79m)

Radiator, coved ceiling, six down lights, part parquet flooring, TV point.

### Kitchen/ dining room (22' 2" x 12' 0") or (6.75m x 3.66m)

Upvc glazed patio doors to rear, upvc glazed window to rear, radiator, coved ceiling, sixteen down lights, parquet flooring, fitted wall and base units with lighting, quartz work surface, tiled splash back, 1 1/2 bowl sink unit, Rangemaster five ring hob with two fan assisted ovens, extractor fan over, integrated dishwasher, breakfast bar island with marble counter, smoke alarm.

### Utility Room (8' 7" x 7' 10") or (2.62m x 2.38m)

Upvc glazed window to side, towel radiator, coved ceiling, fitted wall and base units, tiled splash back, stainless steel sink unit with mixer tap, plumbing for automatic washing machine.

### W.C. (8' 11" Max x 8' 7") or (2.73m Max x 2.62m)

Upvc glazed window to side, coved ceiling, wash hand basin with tiled splash back, close coupled WC, extractor fan, Worcester oil fired boiler controlling domestic hot water and central heating.

### Landing

Upvc glazed window to side, coved ceiling, seven down lights, hatch to roof space, smoke alarm.

### Bedroom 4 (8' 4" x 7' 8") or (2.53m x 2.34m)

Upvc glazed window to front, radiator, four down lights, storage cupboard.

### Bedroom 3 (13' 6" Max x 8' 10" Min) or (4.12m Max x 2.69m Min)

Upvc glazed bay window to front, radiator, coved ceiling, six down lights, fitted wardrobes.

### Master Suite with ensuite & dressing room

## 29 Gate Road, Penygroes, Llanelli, Carmarthenshire.

### Master Bedroom (11' 11" x 11' 0") or (3.64m x 3.36m)

Upvc glazed patio doors to glass Juliet balcony to rear, radiator, coved ceiling, nine down lights, TV point.

### En Suite (6' 6" x 6' 2") or (1.99m x 1.87m)

Upvc glazed window to side, towel radiator, three down lights, tiled floor, wash hand basin in unit with light up mirror above, close coupled WC, double shower cubicle, extractor fan.

### Dressing Area (9' 9" Max x 7' 8" Max) or (2.98m Max x 2.34m Max)

Towel radiator, coved ceiling, down lights, telephone point.

### Bedroom 2 (12' 0" x 10' 8") or (3.65m x 3.26m)

Upvc glazed window to rear, radiator, coved ceiling, nine down lights, TV point.

### Ensuite 2 (7' 4" x 4' 0") or (2.24m x 1.22m)

Upvc glazed window to side, towel radiator, two down lights, tiled floor, wash hand basin in unit with light up mirror above, close coupled WC, double shower cubicle, extractor fan.

### Bathroom (7' 5" x 5' 11") or (2.27m x 1.81m)

Upvc glazed window to side, towel radiator, coved ceiling, four down lights, tiled floor, wash hand basin in unit with light up mirror above, close coupled WC, freestanding bath with shower mixer tap handset attached, extractor fan.

### Outside

Gravelled driveway to front for ample off road parking with stepping stones to front door.

Elevated decked area to rear with glass panels providing unobstructed views to the surrounding countryside. Steps down to gravelled area and stepping stones to further gravelled areas housing planters and a storage shed. Lawned area to rear with decorative tile seating area.

Additional storage space below decked area. Oil tank.

### Garage

Up and over door to front, upvc glazed window to rear, electricity.

### 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 drainage

### Tenure

Freehold

### Council Tax

D

### Directions

Leave Ammanford on College Street and turn left into Station Road and then taking a right into Dyffryn Road. Continue to the crossroads in Capel Hendre, taking a right onto Waterloo Road. Proceed into Penygroes and on the crossroads, continue straight ahead into Gate Road where the property can be found on the right hand side.

