



4 Heol Trefrhiw,

Offers In Region Of £145,000



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)

## 4 Heol Trefrhiw,

Situated on a quiet side road in the popular village of Penybanc, this mid-terrace property presents an ideal opportunity for first-time buyers or buy-to-let investors. The accommodation comprises three well-proportioned double bedrooms, a convenient ground floor WC, and a first floor family bathroom. Further benefits include gas-fired central heating and double glazing throughout. Externally, the property enjoys a detached garage/workshop, off-road parking, and a generous rear garden, offering excellent outdoor space for families or entertaining.

Penybanc is conveniently located with easy access to the M4 motorway and benefits from local amenities. More extensive shopping and leisure facilities can be found in Ammanford town centre, with additional out-of-town retailers at Cross Hands Business Park. Access to the M4 is via Junction 49 at Pont Abraham, making this an ideal location for commuters.





## Accommodation:

### Entrance Hall

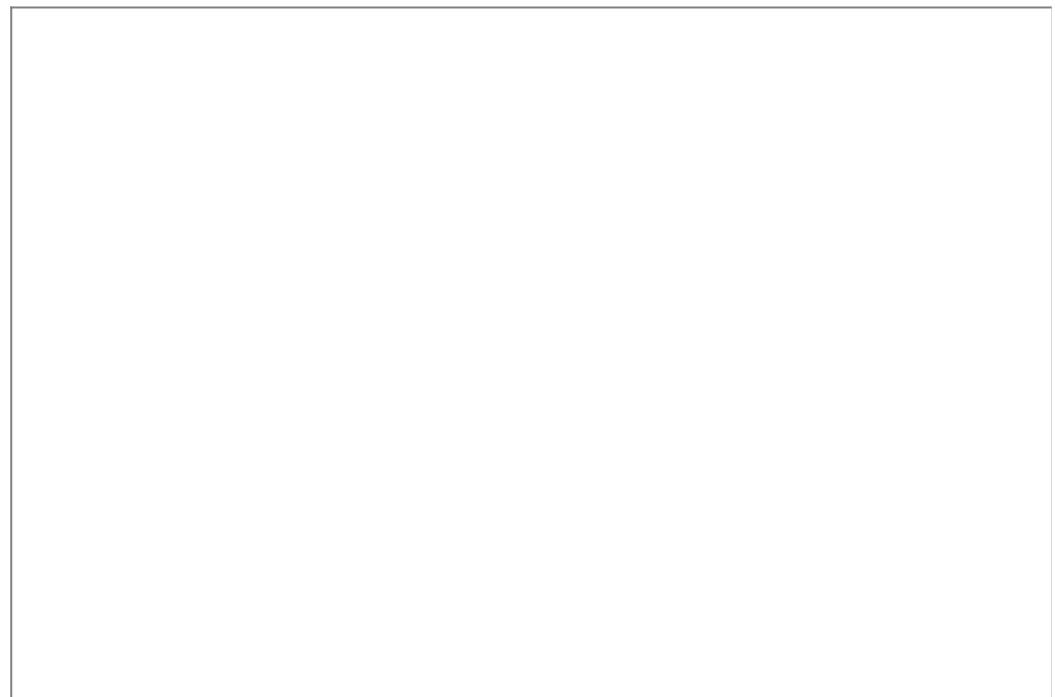
Tiled floor, radiator, stairs to first floor.

### Lounge Diner

6.78m x 4.47m (22'3" x 14'8"/10'9")

Double glazed window to front & rear, radiator, laminate flooring.





## Kitchen

4.01m x 3.07m (13'2" x 10'1")

Double glazed window to side, fitted with wall & base units, sink & draining board unit, plumbing for dishwasher/washing machine, space for oven.

## Rear Hallway

Double glazed window & glass panelled door to rear, tiled floor, plumbing for washing machine, door to:

## WC

Double glazed window to rear, tiled floor, WC.

## First Floor Landing

Storage cupboard.

## Bedroom One

4.83m x 3.07m (15'10" x 10'1")

Two double glazed windows to front, radiator.

## Bedroom Two

3.63m x 2.92m (11'11" x 9'7"/9'2")

Double glazed window to rear, radiator, access to loft.

## Bedroom Three

3.15m x 2.18m (10'4" x 7'2")

Double glazed window to rear, radiator, wall-mounted gas boiler providing domestic hot water & central heating.

## Bathroom

2.18m x 1.63m (7'2" x 5'4")

Double glazed window to side, radiator, suite comprising panelled bath, electric shower over, WC, pedestal wash hand basin, part tiled walls.

## Externally

Hardstanding providing off road parking to the front, further parking and detached garage/workshop to rear, rear garden mainly laid to lawn, storage shed.

Please note that the property enjoys a vehicular right of way over neighbouring properties, and neighbouring properties in turn enjoy a vehicular right of way across the rear of this property.

## **Garage/Workshop**

10m x 3m (32'9" x 9'10") (approx)

With up and over door.

## **Services**

We are advised that mains services are connected.

## **Tenure**

Freehold

## **Council Tax**

Band B

## **Broadband Speed/Mobile Phone Coverage**

We are advised that super-fast broadband and mobile phone coverage are available in this area.

## **Disclaimer**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



#### Address

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#### Office Contact

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