



24 Bryn Road, Penygroes, Llanelli, SA14 7PW

Offers in the region of £140,000

A semi detached house set within the village of Penygroes close to local amenities and within easy access of the M4 motorway. Accommodation comprises entrance hall, lounge, dining room, kitchen, 2 bedrooms and bathroom. The property benefits from oil central heating, aluminium double glazing, off road parking, basement room and enclosed rear garden.

Ground Floor

Aluminium entrance door to

Entrance hall

with stairs to first floor, radiator, under stairs storage and Aluminium double glazed window to front.

Lounge

9'11" x 10'2" (3.04 x 3.10)



with electric fire in feature surround, picture rail, radiator and aluminium double glazed window to front.

Dining Room

10'8" x 15'3" (3.27 x 4.65)



with 2 alcoves with shelving, radiator, textured ceiling and Aluminium double glazed window to side. Steps down to

Kitchen

5'7" x 16'7" (1.72 x 5.07)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric hob and oven under, part tiled walls, radiator, textured ceiling and aluminium double glazed window to side and rear and door to rear.

First Floor

Landing

with hatch to roof space and aluminium double glazed window to side.

Bedroom 1

10'9" x 12'5" (3.28 x 3.79)



with 3 built in cupboards, radiator and 2 Aluminium double glazed windows to front.

Bedroom 2

10'4" x 9'1" (3.15 x 2.77)



with radiator, built in cupboard and Aluminium double glazed window to rear.

Bathroom

7'3" x 7'1" (2.23 x 2.18)



with low level flush WC, pedestal wash hand basin, built in cupboard, shower enclosure with mains shower, tiled walls, radiator and Aluminium double glazed window to rear.

Outside



1 store shed, basement room, side drive for 3/4 cars leading to rear garden with paved area and lawned garden with mature shrubs and trees.

Services

Mains electricity, water and drainage.

Council Tax

Band B

NOTE

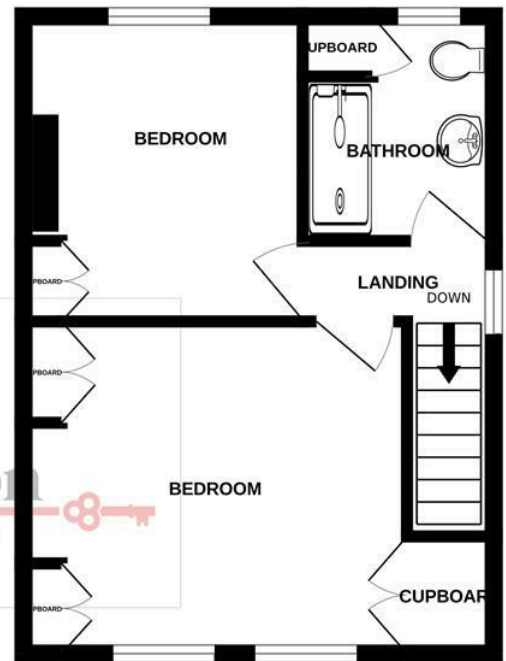
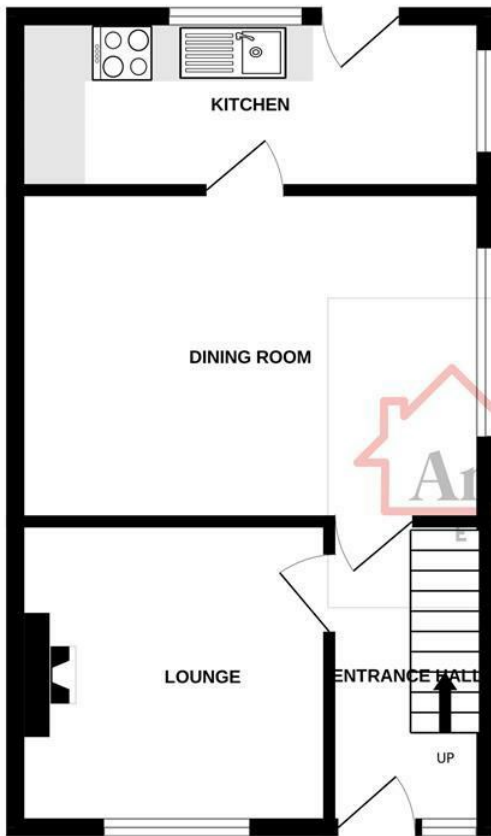
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel 2 miles into the village of Llandybie. At the crossroads turn left and travel for a further 2 miles into Penygroes. At the crossroads turn left and follow the road for approximately half a mile and take the second left onto Bryn Road and the property can be found at the bottom of the road 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		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.