



House (EPC Rating: D) Freehold

PENYGARN ROAD, AMMANFORD, SA18 3PB

Offers In The Region Of

£230,000

3 Bedroom House located in Ammanford

We have pleasure in offering for sale this well presented semi detached house set in a popular location within the village of Tycroes, close to local amenities, 2 miles from Ammanford town centre and 2 miles from junction 49 of the M4 motorway. Accommodation briefly comprises entrance hall, lounge, kitchen, utility room on the ground floor and 3 bedrooms and bathroom on the first floor. The property benefits from gas central heating, uPVC double glazing, off road parking, good size rear garden and single detached garage. Viewing is highly recommended.

Council Tax Band - C . Freehold. EPC - D62

Ground floor

With front entrance door leading into...

Entrance Hall

With radiator, coved and smooth ceiling, laminate floor and stairs to first floor.

Lounge

6.30 x 3.10 (20'8" x 10'2")

With radiator, coved and smooth ceiling, laminate floor, alcoves with display shelving and uPVC window to the front.

kitchen

4.40 x 3.10 (14'5" x 10'2")

With vertical radiator, coved and smooth ceiling, range of modern base and wall units, spotlighted plinths, electric hob with electric oven under and extractor over , tiled floor, part tiled walls, integrated fridge/freezer and dishwasher, one and a half sink unit with mixer tap and uPVC window to the rear.

Utility Room

3.90 x 1.65 (12'9" x 5'4")

With range of base units, plumbing for automatic washing machine. part tiled walls and uPVC windows to the side and rear, uPVC door to the side.

First Floor

Landing

With coved and smooth ceiling and hatch to roof space.

Bathroom

2.93 x 2.87 (9'7" x 9'4")

With radiator, coved and smooth ceiling, fully tiled floor and walls, low level flush WC, vanity wash hand

basin, roll top bath with shower attached, shower cubical and uPVC window to the rear.

Bedroom 1

4.64 x 3.10 (15'2" x 10'2")

With radiator, coved and smooth ceiling, laminate floor and uPVC window to the side.

Bedroom 2

3.37 x 2.87 (11'0" x 9'4")

With radiator, coved and smooth ceiling, laminate floor and uPVC window to the front.

Bedroom 3

2.45 x 1.88 (8'0" x 6'2")

With radiator, coved and smooth ceiling and uPVC window to the front.

External

Front : Parking to the front with side pedestrian access.

Rear : Enclosed garden with patio, large lawn area, mature shrubs, shed and gate access to single garage.

Garage

Single garage.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band - C.

TENURE

Freehold.



NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

SOCIAL MEDIA

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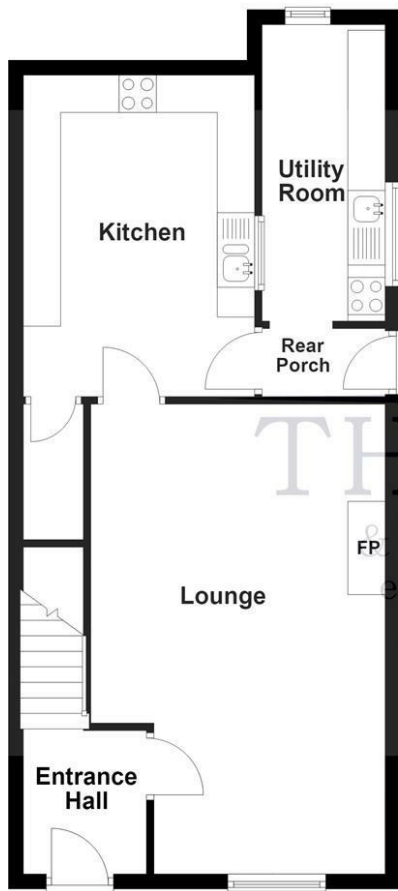
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Directions

Leave Ammanford on Wind Street, continue for approximately 2 miles into the village of Tycroes, turn left into Penygarn Road, go past the rugby club on the left and the property can be found on the right hand side identified by our For Sale board.



Ground Floor



First Floor

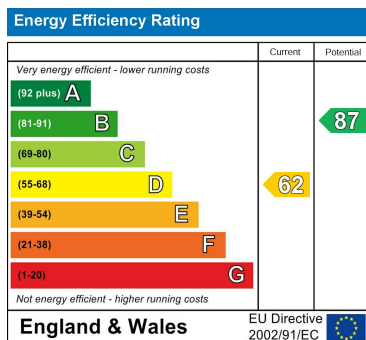


Total area: approx. 90.9 sq. metres (978.2 sq. feet)

Council Tax Band

C

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

