



House - Detached (EPC Rating: E) Freehold

**PENYBANC ROAD, AMMANFORD, SA18
3QP**

Offers In The Region Of

£240,000

3 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale, this deceptively spacious Detached House located within the small village of Penybanc offering some local amenities, with further shopping, leisure, schools and good transport links located in Ammanford Town Centre. The accommodation comprises, entrance porch, hallway, two reception rooms, kitchen/diner and shower room located on the ground floor with three well-proportioned double bedrooms and bathroom on the first floor. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally there is a driveway with ample parking and Large Garage providing excellent storage options or the potential for a workshop to the front of the property and enclosed level private garden to the rear.

Council Tax band - D. Freehold. EPC- E50. Chain Free

Ground Floor

With Porch leading to front entrance door

Porch

1.05 x 1.16 (3'5" x 3'9")

With window to the front of the property and door leading into...

Hallway

With radiator, textured and coved ceiling and stairs to first floor.

Reception Room 1

7.21 x 3.40 (23'7" x 11'1")

With two radiators, textured and coved ceiling, fireplace with brick surround and windows to the front and rear of the property.

Reception Room 2

4.52 x 3.06 (14'9" x 10'0")

With radiator, laminate floor window to the front of the property and French Doors lading to the side of the property.

Kitchen/Diner

6.42 x 3.04 (21'0" x 9'11")

With a range of base and wall units, one and a half bowl stainless steel sink unit with mixer taps, 5 ring gas hob with extractor above and eye level double oven, plumbing for automatic washing machine, space for frdige/freezer, part tiled and part tongue & groove walls, part tiled and laminate floor, radiator, textured and coved ceiling, windows to the side and rear and door leading to the side of the property.

Wet Room

1.94 x 3.07 (6'4" x 10'0")

With low level flush WC, vanity wash hand basin, walk-in shower, tiled walls, radiator, hatch to roof space and window to the rear of the property.

First Floor

Landing Area

With textured and coved ceiling, cupboard with shelving and window to the front of the property.

Bedroom 1

3.65 x 3.40 (11'11" x 11'1")

With radiator, textured and coved ceiling and window to the front of the property.

Bedroom 2

3.47 x 3.39 (11'4" x 11'1")

With radiator, textured and coved ceiling and window to the rear of the property.

Bedroom 3

3.69 x 3.36 (12'1" x 11'0")

With radiator, textured and coved ceiling and window to the rear of the property.

Bathroom

2.12 x 2.12 (6'11" x 6'11")

With low level flush WC, pedestal wash hand basin, panelled bath with overhead shower attachment, tiled walls, laminate floor, radiator, textured ceiling, hatch to roof space and window to the side of the property.

Shower Room

1.40 x 2.01 (4'7" x 6'7")

With shower enclosure, radiator, textured ceiling and window to the side of the property.

External

Front: With ample off road parking leading to Detached Garage.

Rear: With enclosed level rear garden offering privacy mainly laid to lawn with outside WC and Glasshouse.

Services

Mains gas, electricity, water and drainage.



Council Tax
Band - D

TENURE
Freehold

NOTE
All photographs have been taken using a wide angle lens.

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

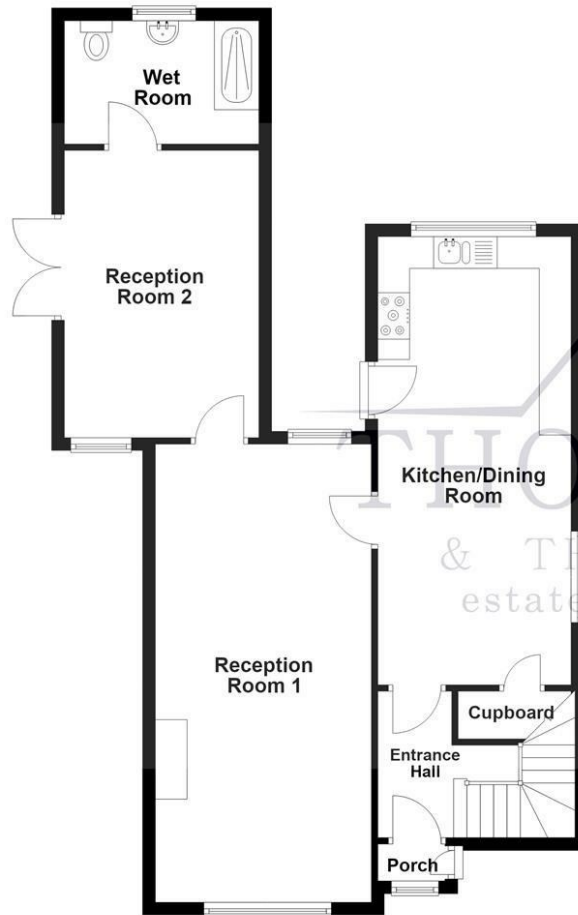
SOCIAL MEDIA
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

Directions
Leave Ammanford on Wind Street and travel for approximately 1 mile up the hill into the village of Penybanc and the property can be found on the right hand side .Identified by our For Sale board.



THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,
CARMARTHENSHIRE, SA18 3AB

Ground Floor



First Floor

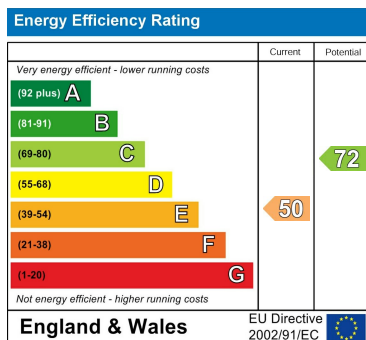


Total area: approx. 128.4 sq. metres (1382.0 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

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<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.

