



Bungalow - Detached (EPC Rating: D) Freehold

# BRYNGLAS, PENYGROES, LLANELLI, SA14 7PY

Offers In The Region Of

## £249,500

# 3 Bedroom Bungalow - Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this Well Presented Detached Bungalow located in a quiet cul-de-sac in the small village of Penygroes with easy access to shopping, leisure facilities and good transport links to the M4 Motorway ideal for commuting to Carmarthen, Llanelli and Swansea. The accommodation comprises entrance hall, spacious open plan lounge/diner, cloakroom, kitchen with breakfast area, 3 generous sized bedrooms one with en-suite and shower room. Externally the property boasts a low maintenance garden areas both to the front and rear with detached garage and ample parking for several vehicles, rear patio area. The property benefits from gas central heating and uPVC double glazing.

Freehold. Council Tax - Band D. EPC - D60. VIEWING RECOMMENDED

## Ground Floor

With side entrance door leading into...

## Hallway

With radiator, hatch to roof space and doors leading into...

## Lounge Diner

5.74 x 4.93 (18'9" x 16'2")

With an open aspect of lounge and dining room, feature fireplace with inset fire, coved ceiling, radiator, two windows to the front of the property.

## Kitchen with Breakfast Area

2.05 x 3.83 (6'8" x 12'6")

With a range of base and wall units, monobloc single drainer sink unit with mixer taps, electric hob with double oven below and extractor above, plumbing for automatic washing machine, space for fridge, part tiled walls, laminate flooring, radiator, coved ceiling, window and door leading to the side of the property.

## Bedroom 1

2.86 x 3.34 (9'4" x 10'11")

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

## En-Suite

With low level flush WC and wash hand basin.

## Bedroom 2

2.70 x 4.00 (8'10" x 13'1")

With radiator, coved ceiling and French Doors leading onto the rear of the property. Currently being used as additional sitting room.

## Bedroom 3

2.21 x 3.38 (7'3" x 11'1")

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

## Shower Room

2.39 x 1.96 (7'10" x 6'5")

With low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, heated towel rail, tiled walls, tiled floor and window to the side of the property.

## External

Front: With side driveway offering ample parking for several vehicles leading to detached garage. Low maintenance front garden area with stone chippings.

Rear: With patio area and low maintenance garden with stone chippings and LPG Gas tank all fully enclosed.

## Services

Mains electricity, water and drainage. Gas Tank.

## Council Tax

- Band D

## 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**

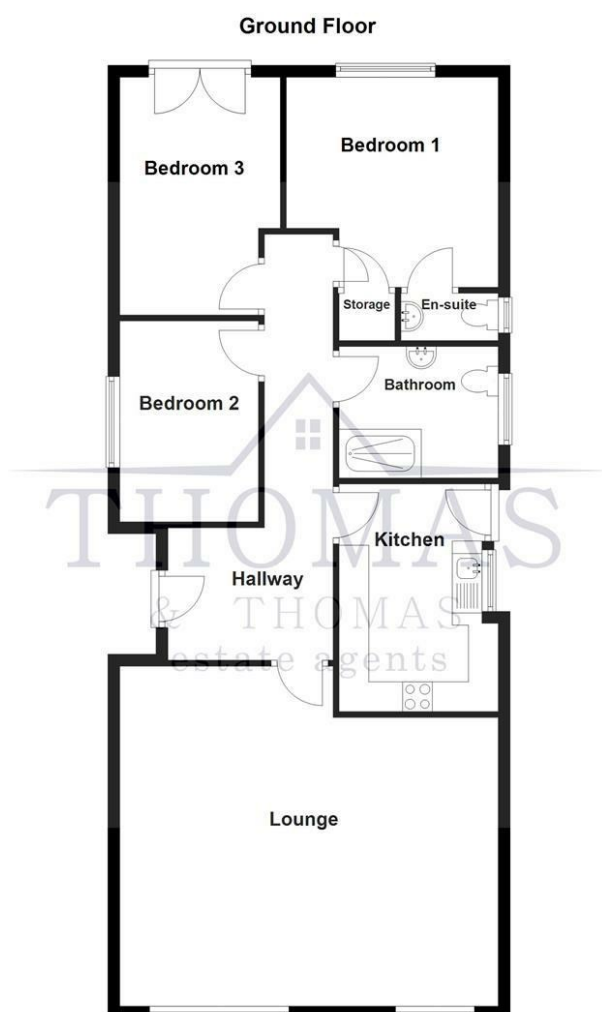
By appointment with the selling agents on 01269 597949  
or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

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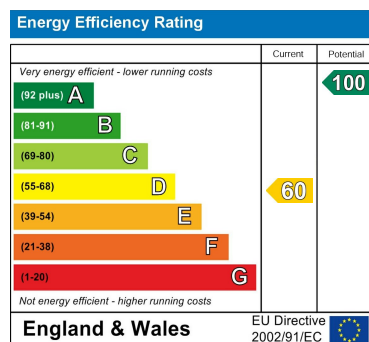
**THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB**



Council Tax Band

**D**

Energy Performance Graph



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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.