



House - Semi-Detached (EPC Rating: C)

# PENYBANC ROAD, AMMANFORD, SA18 3QS

Offers In The Region Of

# £155,000

# 2 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this well presented 2 bedroom semi detached house set in the village of Penybanc, close to local amenities and approximately 1 mile from Ammanford Town Centre with easy access to the M4 link. The accommodation comprises, entrance porch, lounge/dining room, kitchen and downstairs cloakroom on the ground floor with 2 bedrooms and bathroom room located on the first floor. The property benefits from gas central heating and uPVC double glazing. Externally there is an enclosed forecourt to the front with side gated pedestrian access to the rear enclosed level garden with gate leading to parking area.

Council Tax - C. Freehold. EPC- C76.

## Ground Floor

With entrance porch, radiator, laminate flooring, coat hooks and door leading into...

## Lounge/Dining Room

4.75 x 2.73 (15'7" x 8'11")

With radiator, coved ceiling, laminate flooring, door to downstairs cloakroom, Staircase leading to first floor and uPVC window to the front.

## Kitchen

4.0 x 2.31 (13'1" x 7'6")

with radiator, coved ceiling, range of base and wall units, 4 Ring gas hob with electric oven under and extractor above, one and a half bowl stainless steel sink with mixer taps. plumbing for automatic washing machine, spotlights, tiled floor and partially tiled walls, wall mounted gas boiler providing domestic hot water and central heating, uPVC window and door to the rear.

## Downstairs Cloakroom

1.66 x 1.11 (5'5" x 3'7")

with radiator, low level Flush WC, and pedestal wash hand basin.

## First Floor

### Landing

With hatch to roof space.

### Bedroom 1

3.69 x 3.03 (12'1" x 9'11")

With radiator, coved ceiling, built in cupboard, uPVC window to the front.

### Bedroom 2

3.52 x 2.22 (11'6" x 7'3")

With radiator, coved ceiling, uPVC window to the rear.

## Bathroom

2.28 x 1.70 (7'5" x 5'6")

With radiator, panelled bath with shower over, low level flush WC, pedestal wash hand basin, tiled floor and partially tiled walls and uPVC window to the rear.

## External

Front : Enclosed forecourt to the front, side gated pedestrian access to rear.

Rear : Enclosed garden, patio, grassed area, shed and gate to the rear leading to parking area.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band -C.

## Tenure

Freehold.

## NOTE

All photographs have been taken with a wide angle lens.

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

## VIEWINGS

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

## Social Media

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X: ThomasThomas\_EA

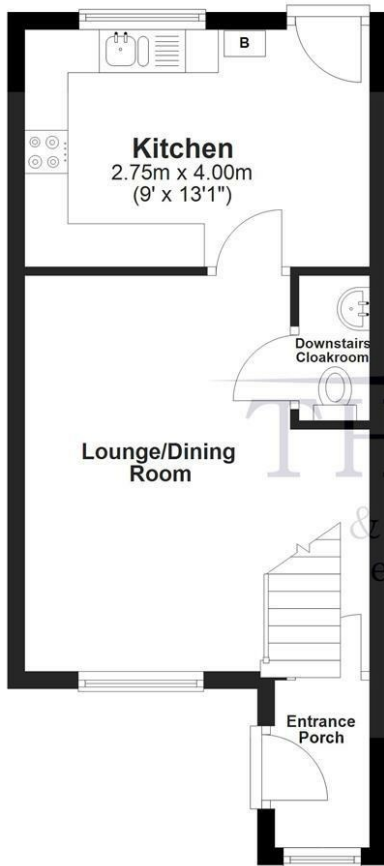
## Directions



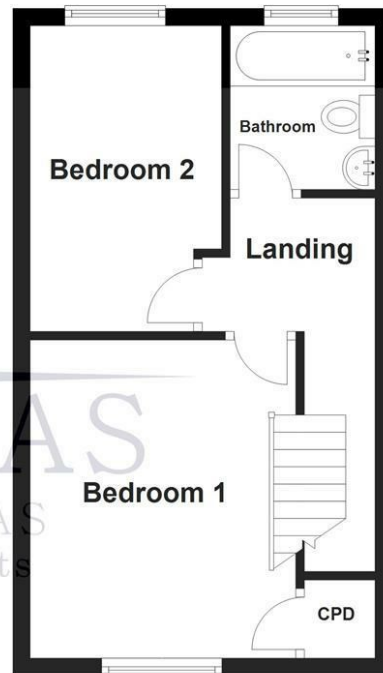
Leave Ammanford on Wind Street and travel for approximately 1 mile up the hill into the village of Penybanc and the property can be found on the left hand side .Identified by our For Sale board.



### Ground Floor



### First Floor

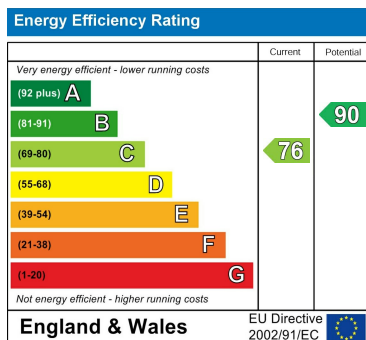


Total area: approx. 64.1 sq. metres (690.3 sq. feet)

Council Tax Band

**C**

Energy Performance Graph



Call us on

**01269 597949**

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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.

