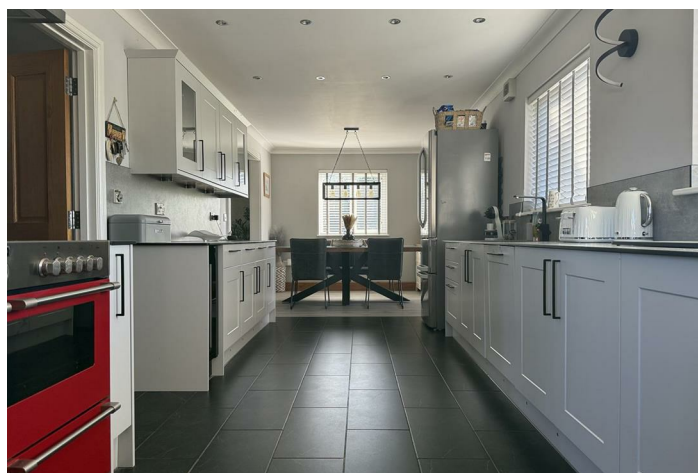


FREEHOLD



House - Detached (EPC Rating: D)

**PENYGROES ROAD, AMMANFORD, SA18
3BZ**

Offers In The Region Of
£399,000

3 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer this stunning, spacious Detached 3 Bedroom Home located in the popular village of Blaenau, approximately a mile away from the village of Llandybie which offers a mini supermarket, bakery, public house and restaurant, primary school and church with the added feature of the Heart of Wales Railway line at your doorstep. The main town centre in Ammanford approximately 3 miles away, offering further shopping amenities, leisure facilities and good transport links to the M4 Motorway. The accommodation comprises, entrance hall, lounge with open aspect to the dining room and a feature sun room with French Doors leading to the rear garden area, additional sitting room, ideal for study/playroom and cloakroom located on the ground floor with 3 double bedrooms (one en-suite) and family bathroom on the first floor. Externally there is a sweeping driveway offering parking for several vehicles, detached garage and lawned area with a two large patio areas, to the rear ideal for outside dining with stone built-in BBQ, large lawned garden area fully enclosed and private. The property boasts Oil Central Heating & uPVC Double Glazing with underfloor heating on both floors.

Council Tax Band - F. Freehold. EPC - D65. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SPACE EXTERNALLY & INTERNALLY.

Ground Floor

With front entrance door with glass panels either side leading into....

Entrance Hall

With coved ceiling, laminate flooring with underfloor heating, stairs to first floor with understairs cupboard.

Lounge

5.08 x 3.66 (16'7" x 12'0")

With coved ceiling, laminate flooring with underfloor heating, feature fireplace with oak mantle and ornamental fire inset, box bay window to the front and opening into kitchen/dining room.

Kitchen Diner

2.90 x 7.87 (9'6" x 25'9")

With open aspect dining area with window to the side of the property which leads to a kitchen area with a range of newly fitted base and wall units, single bowl sink unit with monobloc tap, integrated dishwasher, space for fridge/freezer, oil fired "Rayburn" with extractor above, coved ceiling, spotlights, part tiled wall, laminate flooring with underfloor heating, window overlooking the rear of the property and door leading into utility room.

Utility Room

With space for automatic washing machine with counter top above, free standing oil boiler providing domestic hot water and central heating with window and door leading to the side of the property.

Sun Room

3.73 x 3.40 (12'2" x 11'1")

With vaulted ceiling, laminate flooring with underfloor heating, downlights, feature fireplace with multi fuel

burner, window to the side of the property and French Doors leading to one patio area with stone built pizza oven.

Reception Room 2

3.94 x 2.36 (12'11" x 7'8")

With coved ceiling, laminate floor with underfloor heating, box bay window to the front of the property.

Cloakroom

With low level flush WC, pedestal wash hand basin, laminate flooring with underfloor heating, part tiled walls, coved ceiling and window to the side of the property.

First Floor

Landing Area

With hatch to roof space, coved ceiling, built-in airing cupboard with fully lagged hot water cylinder.

Master Bedroom

5.28 x 3.40 (17'3" x 11'1")

With coved ceiling, laminate floor with underfloor heating, window to the front of the property, door leading to dressing area and en-suite

En-Suite

1.75 x 2.54 (5'8" x 8'3")

With newly fitted modern 3 piece set consisting of low flush WC, vanity unit with inset wash hand basin and cupboards below, shower cubicle, heated towel rail, laminate floor with underfloor heating, "Respatex" walls and window to the rear of the property.

**Bedroom 2**

3.53 x 3.02 (11'6" x 9'10")

With coved ceiling, laminate floor with underfloor heating, built- in wardrobes, half panelled feature wall and window to the rear of the property

Bedroom 3

3.53 x 3.02 (11'6" x 9'10")

With coved ceiling, laminate floor with underfloor heating, built- in wardrobes and window to the front of the property.

Family Bathroom

1.75 x 3.05 (5'8" x 10'0")

With low level flush WC, pedestal wash hand basin, roll-top bath with shower attachment taps, heated towel rail, part tiled walls, laminate flooring with underfloor heating, coved ceiling and window to the rear of the property.

External

Front: With gated sweeping driveway with parking for several vehicles, detached garage and curved lawned area.

Rear: With two patio areas ideal for outside dining, fully enclosed large lawned area.

Services

Mains electricity, water and drainage. Oil Tank

Council Tax

- Band F

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

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

Directions



Leave Ammanford along College Street, continue for approximately 2 miles into the village of Llandybie, at the cross roads turn left signposted Penygroes and continue for 2 miles into Blaenau, just after the Primary school, the property can be located on the left hand side of the road and identified by our For Sale Board.





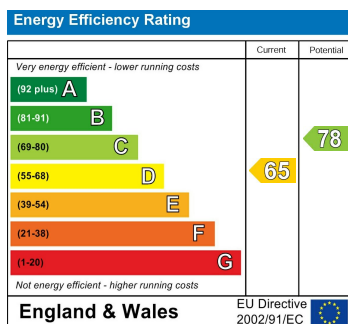
THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,
CARMARTHENSHIRE, SA18 3AB



Council Tax Band

F

Energy Performance Graph



Call us on

01269 597949

ammanford@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.