



House (EPC Rating: C) Freehold

CLOS AEL-Y-BRYN, PENYGROES, LLANELLI, SA14 7ND

Offers In The Region Of

£142,500

2 Bedroom House located in Llanelli

Thomas & Thomas have pleasure in offering For Sale this well presented Mid Terrace House set in a modern development in the small village of Penygroes offering local amenities such as pharmacy, G P Surgery, chip shop and mini supermarket with further shopping, leisure facilities and good transport links with the M4 Motorway just 4 miles away. The accommodation comprises, entrance hall, cloakroom, lounge and kitchen on the ground floor and 2 bedrooms and bathroom located on the first floor. The property benefits from Gas Central Heating and uPVC Double Glazing. Externally there is allocated parking for two cars, enclosed rear garden area.

Council Tax Band - B. Freehold. EPC- C74. Ideal For First Time Buyers

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator and stairs to first floor.

Kitchen

2.30 x 2.81 (7'6" x 9'2")

With a range of base and wall units, stainless steel sink unit with mixer taps, gas hob with overhead extractor and oven below, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor and window to the front of the property.

Cloakroom

With low level flush WC, wash hand basin and radiator.

Lounge

3.32 x 3.64 (10'10" x 11'11")

With two radiators and French Doors leading to the rear garden area.

First Floor

Landing Area

With radiator and hatch to roof space.

Bedroom 1

2.65 x 3.65 (8'8" x 11'11")

With radiator and window to the front of the property.

Bedroom 2

2.41 x 3.63 (7'10" x 11'10")

With radiator and window to the rear of the property.

Bathroom

1.68 x 2.02 (5'6" x 6'7")

With low level flush WC, wash hand basin, panelled bath with overhead shower and shower screen, heated towel rail, extractor fan, part tiled walls, tiled floor and radiator.

External

With low maintenance rear garden area.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band B

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

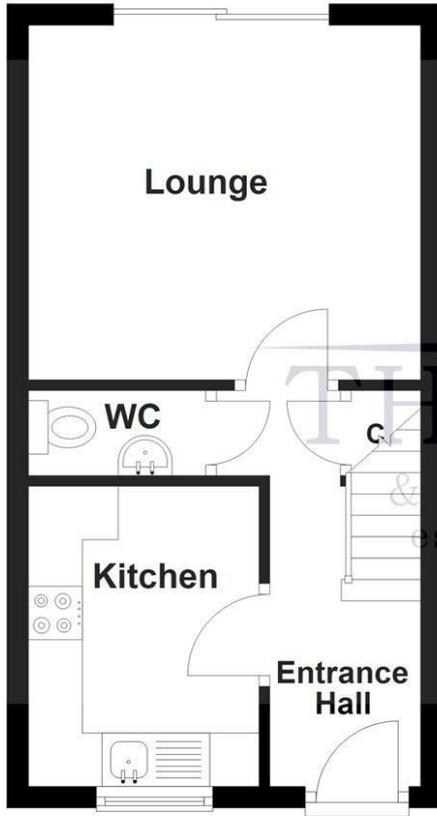
Leave Ammanford on College Street then turn third



left into Station Road. Turn second right and follow the road over the level crossing and all the way to the crossroads in Capel Hendre. Turn right and follow the road up the hill into Penygroes. Turn right into Clos Ael Y Bryn then second left and the property can be found on the right hand side, identified by our For Sale board,



Ground Floor



First Floor

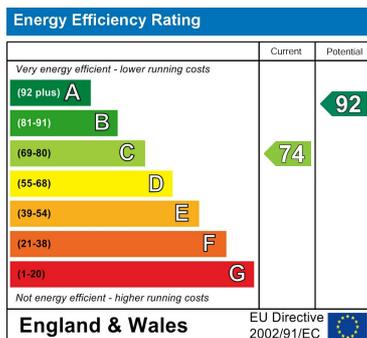


Total area: approx. 51.8 sq. metres (557.7 sq. feet)

Council Tax Band

B

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.