



House - Townhouse (EPC Rating:) Freehold

PARC PENCAE, LLANDYBIE, AMMANFORD, SA18 3AZ

Offers In The Region Of

£230,000

3 Bedroom House - Townhouse located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Spacious 3 Double Bedroom Semi Detached Townhouse located within the popular village of Llandybie offering local amenities, mini supermarket, Public House, Bakery, Park with tennis courts, primary school and the Heart of Wales Railway line, with further shopping and leisure facilities in Ammanford Town Centre just over 2 miles away. The accommodation comprises, entrance hall, cloakroom, open plan lounge/kitchen and storage room located on the ground floor with 2 double bedrooms and family bathroom on the first floor and Master Bedroom with en-suite located on the second floor. Externally there is a private driveway with ample parking and enclosed level garden to the rear. The property benefits from Gas Central Heating with underfloor heating to ground floor & uPVC Double Glazing. Ideal for First Time Buyers.

Council Tax Band- D. Freehold. EPC- TBC. VIEWING HIGHLY RECOMMENDED.

Ground Floor with Underfloor Heating

With front entrance door leading into...

Entrance Hall

With stairs to first floor with built -in storage cupboard.

Open Plan Lounge/Kitchen

7.52 x 7.16 (24'8" x 23'5")

Lounge : Measuring : 3.36 x 2.43. With storage cupboard and French Doors opening to the rear garden area from the Lounge.

Kitchen : Measuring : 4.16 x 4.73. With a range of base and wall units, display wall units, stainless steel single sink unit with mixer taps, gas hob with oven below and extractor above, plumbing for automatic washing machine, space for fridge/freezer and bay window to the front of the property.

Cloakroom

With low level flush WC and vanity wash hand basin and window to the side of the property.

Storage Room

First Floor

With landing area.

Bedroom 2

3.05 x 2.65 (10'0" x 8'8")

With built-in wardrobe and window to the front of the property.

Bedroom 3

3.62 x 2.65 (11'10" x 8'8")

With built-in wardrobe and window to the rear of the property.

Family Bathroom

2.42 x 1.96 (7'11" x 6'5")

With vanity unit enclosing low level flush WC, vanity unit with inset wash hand basin, panelled bath with shower attachment taps, half tiled walls, tiled floor and window to the rear of the property.

Second Floor

Master Bedroom with En-Suite

3.18 x 3.58 (10'5" x 11'8")

With half panelled wall above bed, dressing area and window to the rear of the property.

En-Suite

1.77 x 1.69 (5'9" x 5'6")

With low level flush WC, pedestal wash hand basin and shower cubicle.

External

Front: With private driveway offering ample parking and side pedestrian access to the rear of the property.

Rear: With enclosed rear garden mainly laid to lawn and paved patio area.

Council Tax

- Band D

Services

Mains gas, electricity, water and drainage.

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. Most furniture can remain (Bedrooms, Kitchen & Office) but can be removed if not needed.

VIEWINGS

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

SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X: ThomasThomas_EA




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

Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

<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.

