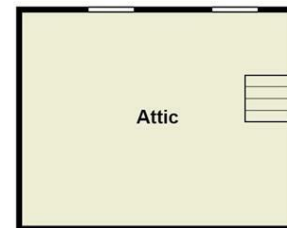




Ground Floor



First Floor



Attic

We would respectfully ask you to call our office before you view this property internally or externally
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band C'

ref: /// 22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659

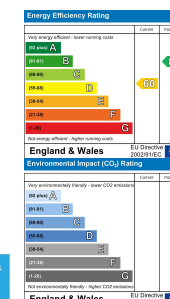


14 Penybanc Road, Ammanford, Dyfed, SA18 3EA

- Semi-Detached House
- Loft Room
- Utility Room
- Ample Off Road Parking
- Spacious throughout
- Two Double Bedrooms
- Lounge/Diner
- Front and Rear Garden
- Tastefully Decorated
- EPC : D

Offers In Excess Of £199,950

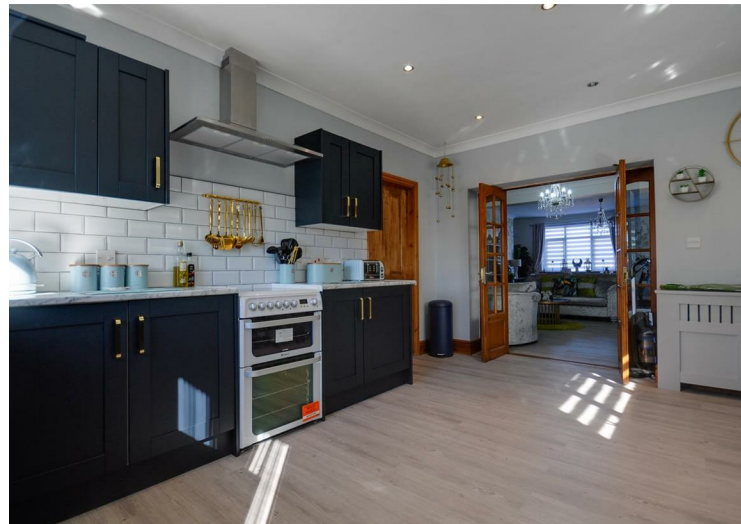
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The Agent that goes the Extra Mile

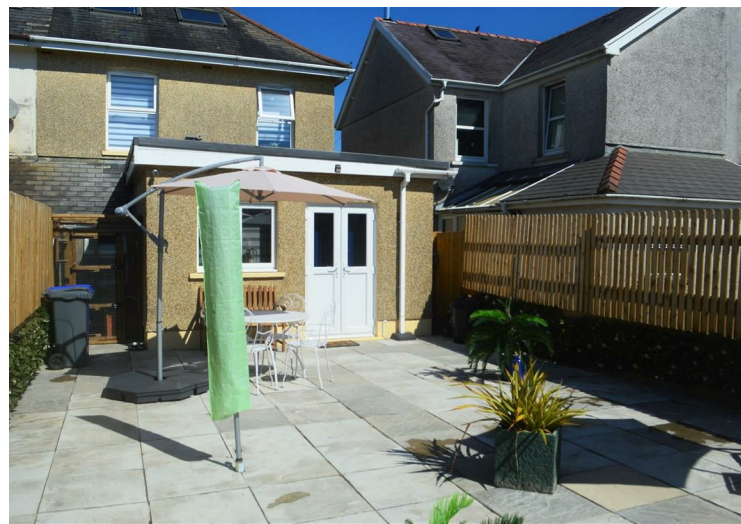




This TRADITIONAL property has the WOW factor in abundance! An ideal purchase for first-time buyers, those looking to upsize or applicants looking for an investment, has arrived on the market with us here at West Wales Properties. This well-presented, GLAMOROUS semi-detached property is located in the popular Town of Ammanford, with off-road parking and an enclosed rear patio garden. EPC rating: D

The accommodation briefly consists of the lounge/diner, kitchen, and utility room. First floor, two double bedrooms, family bathroom, and loft room with traditional stairs. Externally: Steps leading to tiered garden to the front with side pedestrian access to patio garden leading to ample off-road parking.

Ammanford is one of the first Carmarthenshire towns you encounter when driving in from the east, situated within striking distance of the Brecon Beacons National Park and its atmospheric Black Mountain. Look out for 'Y Twrch Trwyth', the wild boar that none other than King Arthur and his knights are said to have hunted on the slopes of the Amman Valley; the beast can be seen on historical trail boards and sculptures around Ammanford. More contemporary legends from the area include rugby hero Shane Williams, the flying winger who has played for The Ospreys, Wales and the British Lions, and Alex Jones, co-presenter of The One Show.



Lounge/Diner

24'4" x 16'8" (7.43 x 5.09)

Bedroom Two

10'3" x 9'6" (3.14 x 2.91)

Kitchen

15'4" x 12'4" (4.68 x 3.77)

Bathroom

10'4" x 7'9" (3.16 x 2.37)

Utility Room

4'11" x 6'2" (1.51 x 1.90)

Loft Room

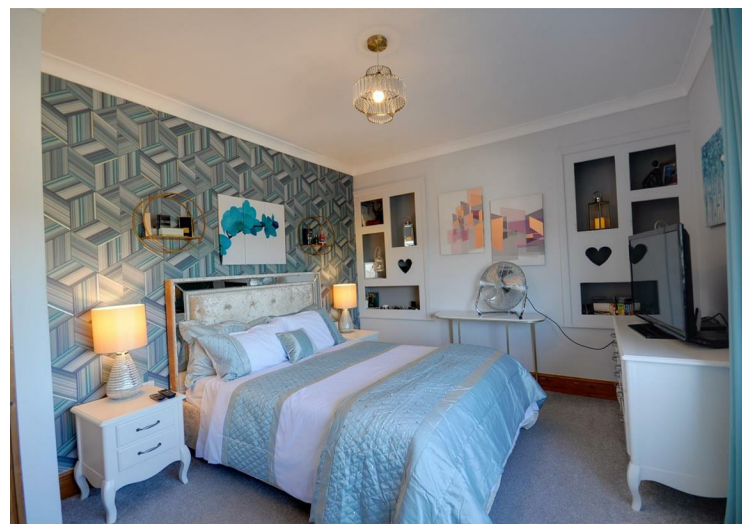
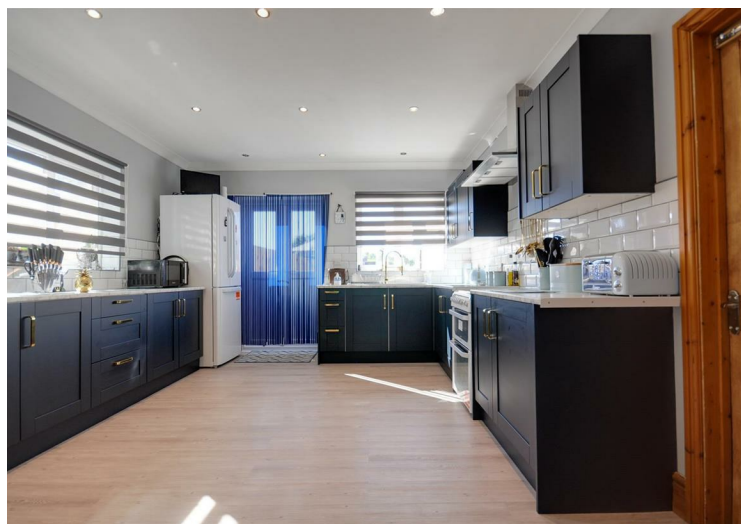
14'11" max x 11'7" max (4.55 max x 3.55 max)

First Floor

Landing

Bedroom One

14'0" x 11'2" (4.27 x 3.42)



DIRECTIONS

Leave Ammanford on Wind Street and continue along the main road into Penybanc Road where the property can be found on the left-hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.