

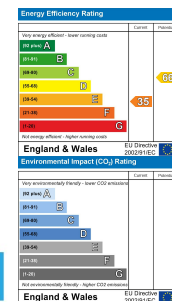


20 Brynglas, Penygroes, Ammanford, Carmarthenshire, SA14 7PY

- Semi-detached Bungalow
- Lounge/Diner
- Detached Garage & Driveway
- Quiet Cul-de-sac Location
- Village Location
- Two Double Bedrooms
- Conservatory
- Well-presented Inside & Out
- Chain Free
- EPC RATING F

£155,000

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



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The Agent that goes the Extra Mile





Looking for a cozy, CHAIN-FREE bungalow? Nestled in a very quiet residential estate with no through road we have for sale number 20 Brynglas, Penygroes. A lovely little bit of curb appeal greets you on arrival with an open-aspect frontage and driveway offering ample parking and garage, while internally the property has a beautiful flow. Why don't you book a viewing today on 01269 596659 and take a peek at this little treat! EPC RATING F.

Accommodation comprises : Hallway, utility room, lounge/diner, kitchen, inner hallway, bathroom, two double bedrooms and conservatory. Externally, open-aspect frontage with driveway leading to a detached garage. A low-maintenance rear garden with patio.

The property is situated within the village of Penygroes convenient to local facilities including retail shops, primary school, Post Office, village public houses, and places of worship. It is within 2mls distance of the expanding center of Cross Hands where a wider range of facilities are available including Retail shops, Cinema, Dental and Medical Centres, gymnasium and also several multi-national superstores. At Cross Hands, there is the ease of access on to the A48/M4 dual carriageway with good road links to the towns of Carmarthen (approx.11mls), Llanelli (approx.9mls), Ammanford (approx.7mls), Llandeilo (approx.10mls), and the City of Swansea (approx.18mls).



HALLWAY

UTILITY ROOM

5'9" x 3'2" (1.77 x 0.97)

LOUNGE/DINER

17'7" (max) x 10'11" (max) (5.37 (max) x 3.34 (max))

KITCHEN

9'6" x 8'0" (2.90 x 2.46)

INNER HALLWAY

AIRING CUPBOARD

BATHROOM

7'6" x 5'6" (2.31 x 1.69)

BEDROOM 1

12'4" (max) x 10'2" (max) (3.77 (max) x 3.11 (max))

BEDROOM 2

9'1" x 8'11" (2.77 x 2.72)

CONSERVATORY

10'10" x 10'8" (3.31 x 3.26)



DIRECTIONS

Leave Ammanford and follow Carregamman Ln to A474 follow A483 to Hendre Rd in Tycroes Turn right onto Hendre Rd and then continue onto Waterloo Rd/B4297 follow the road to Maesglas where the turning is on the right-hand side, then take the next left. The property will be on the right-hand side.

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