



## 8 Waterloo Road, Penygroes, Llanelli, SA14 7NP

**Offers in the region of £149,950**

A detached house in need of renovation set within the village of Penygroes, with easy access to the M4 motorway and the major towns of Swansea, Llanelli and Carmarthen and only 5 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, dining room, kitchen, conservatory, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, front and rear gardens and outbuilding.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, coved ceiling and uPVC double glazed window to front.

### Dining Room

10'0" x 12'2" (3.05 x 3.72)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

### Lounge

13'1" x 10'4" (4 x 3.15)



with fireplace in feature surround, 2 radiators, textured and coved ceiling and uPVC double glazed window to rear.

## Kitchen

9'5" x 8'1" (2.88 x 2.47)



with range of fitted wall units, part tiled walls and uPVC double glazed window and door to rear.

### Conservatory

9'0" x 9'9" (2.75 x 2.99)



with range of fitted base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, part tiled walls, tiled floor, polycarbonate roof and uPVC double glazed windows and door to rear.

## First Floor

### Landing

with coved ceiling and uPVC double glazed window to side.



### Bedroom 1

11'5" x 10'9" (3.50 x 3.29)



with radiator, coved ceiling and uPVC double glazed window to rear.

### Bedroom 2

11'7" x 10'9" (3.55 x 3.28)



with radiator, coved ceiling and uPVC double glazed window to front.

### Bedroom 3

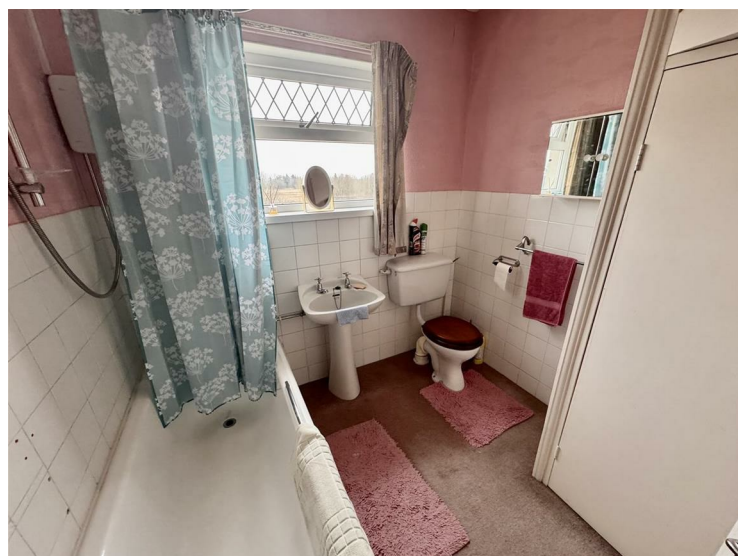
7'10" red to 6'6" x 7'7" (2.41 red to 2 x 2.32)



with radiator and uPVC double glazed window to front.

### Bathroom

8'3" x 7'7" (2.52 x 2.32)



with low level flush WC, pedestal wash hand basin, built in cupboard with hot water cylinder and slatted shelves, panelled bath with electric shower over, part tiled walls and uPVC double glazed window to rear.

## Outside



with lawned garden to front, side access either side of the property to rear garden with concrete area, pond, lawned garden and greenhouse.

### Outbuilding -

Coal shed - 2.53 x 2.53 with power and light connected and window to side and door to rear.

WC - 2.19 x 0.97 with low level flush WC

Workshop - with power and light connected and window to door and side.

## Services

Mains electricity, water and drainage.

## Council Tax

Band C

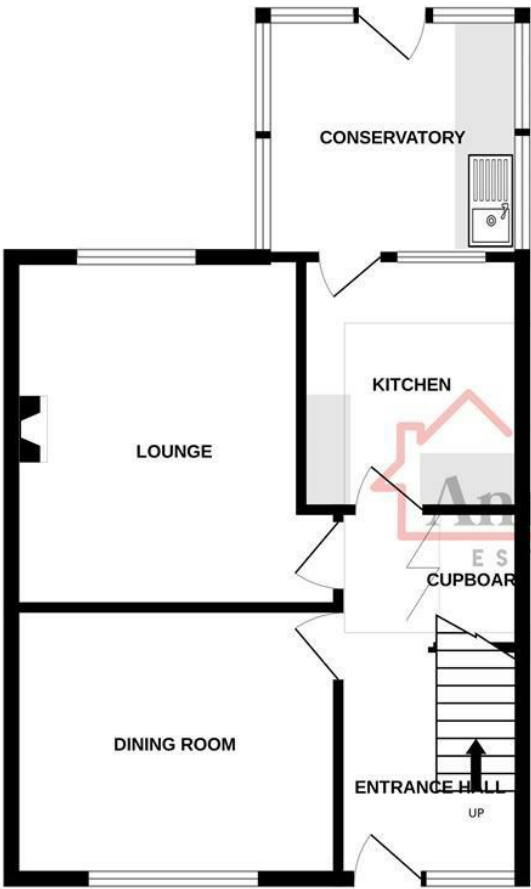
## NOTE

All internal photographs are taken with a wide angle lens.

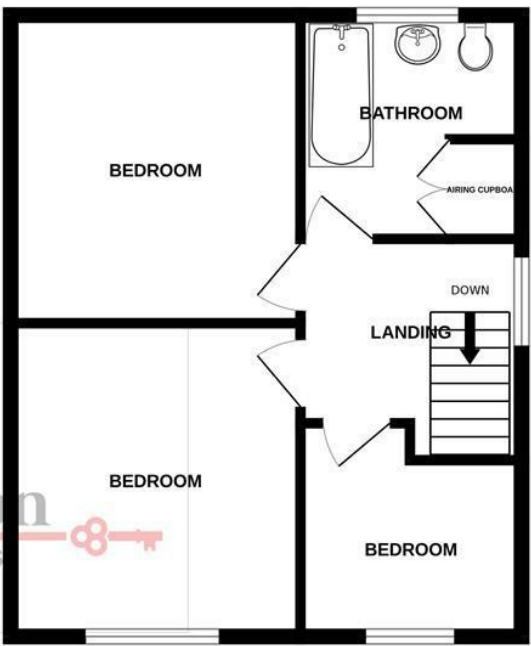
## Directions

Leave Ammanford on College Street and travel approx 2 miles to the village of Llandybie. At the cross roads turn left and travel to the cross roads in Penygroes. Turn left and the property can be found on the left hand side.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.