



**22 Bridge Street, Penygroes, Llanelli, SA14 7RP**

**Offers in the region of £249,999**

- Double fronted detached house
- Oil central heating
- Enclosed rear garden
- 3 Bedrooms
- uPVC double glazing
- Convenient location

## Ground floor

### Entrance Hall

with stairs to first floor, radiator, coat hooks and under the stairs cupboard

### Lounge

19'10" x 9'7" (6.06 x 2.93 )



with two radiators and uPVC double glazed window to front

### Kitchen/Diner

19'10" x 11'0" (6.06 x 3.37)



with base and wall units, stainless steel sink unit with mixer taps, 4 ring electric hob with extractor over, integrated oven, plumbing for automatic dish washer, radiator and uPVC double glazed window to front and rear

## Utility

7'1" x 5'11" (2.16 x 1.82 )



with wall units, plumbing for automatic washing machine, radiator and uPVC double glazed window to rear

## Downstairs WC

2'7" x 4'9" (0.81 x 1.46 )



with low level flush WC, vanity wash hand basin, radiator and uPVC double glazed window to rear

## First Floor

### Landing

with uPVC double glazed window to rear

## Bedroom 1

10'4" x 12'1" (3.16 x 3.70 )



with radiator, built in wardrobe and two uPVC double glazed windows to front

## Bedroom 2

9'1" x 11'4" (2.77 x 3.46 )



with radiator, hatch to roof space and uPVC double glazed window to rear

## Bedroom 3

11'1" x 10'0" (3.4 x 3.05 )



with radiator and uPVC double glazed window to front

## Bathroom

9'0" x 7'6" (2.75 x 2.29)



with low level flush WC, vanity wash hand basin, free standing bath with shower attachment taps, enclosed shower with mains shower, heated towel rail, hatch to roof space, part tiled walls and upVC double glazed window to rear

## Outside



with side access to enclosed rear garden, paved patio area and lawned area

## Material Information

### UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Oil central heating

Broad Band Speed: Download 180Mbps

Upload 220Mbps

Mobile coverage: EE 75%, Three 73%, Vodafone 68%, O2 57%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from river- Very low risk, Flooding from surface water and small watercourses-Very Low risk

Rights and Easements:none

Restrictions:none

## **Council tax**

Band C

## **NOTE**

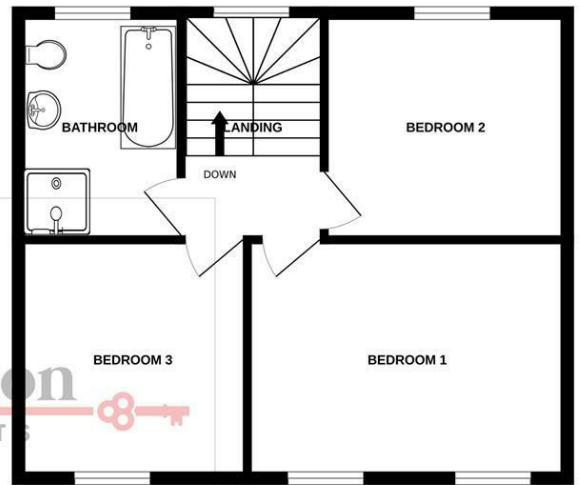
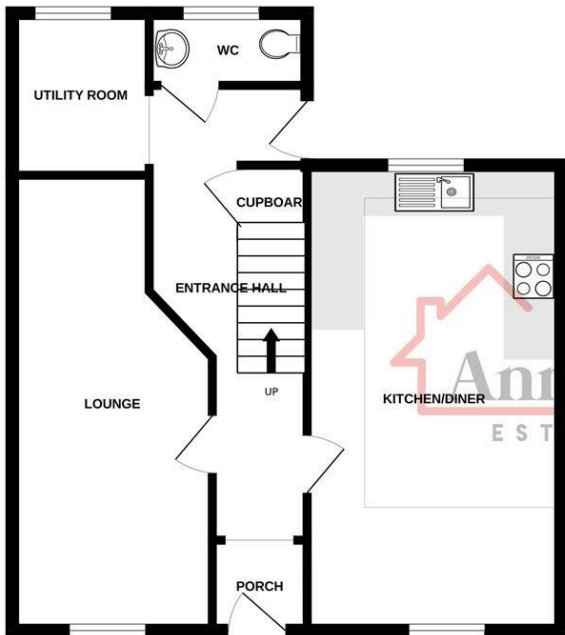
All internal photographs are taken with a wide angle lens.

## **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  
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

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			78
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.