



14 Brynglas, Penygroes, Llanelli, SA14 7PY

Offers in the region of £329,950

We have pleasure in offering for sale this detached bungalow set on an estate of similar style properties in the village of Penygroes close to local amenities and within easy access of the M4 motorway. Accommodation comprises entrance hall, lounge, dining room/bedroom, kitchen, 3 bedrooms one with en suite and bathroom. The property benefits from Gas (LPG) central heating, uPVC double glazing, off road parking and integral garage and enclosed rear garden with access onto Maesglas road.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with hatch to roof space which is partially boarded with pull down ladder, built in airing cupboard with slatted shelves and radiator, 2 radiators and textured and coved ceiling.

Lounge

13'3" x 17'7" (4.05 x 5.38)



with electric fire in feature surround, 2 radiators, laminate floor, textured and coved ceiling and uPVC double glazed window to front.

Kitchen

13'2" x 9'8" (4.02 x 2.96)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mixer taps, 4 ring induction hob

with extractor over and integrated fridge under, eye level double oven, plumbing for automatic washing machine, plumbing for automatic dishwasher, small breakfast bar, part tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed door to side and window to rear.

Dining Room/Bedroom

8'10" x 9'8" (2.70 x 2.97)



with radiator, laminate floor, textured and coved ceiling and uPVC double glazed patio doors to rear.

Bedroom 1

13'8" x 10'4" (4.18 x 3.16)



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

En Suite

4'11" x 7'0" (1.51 x 2.15)



with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle with electric shower, tiled floor, part tiled walls, heated towel rail, extractor fan, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 2

12'2" x 8'4" to robe (3.72 x 2.55 to robe)



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

Study/ Bedroom 3

8'10" x 9'5" (2.70 x 2.89)



with radiator, textured and coved ceiling and uPVC double glazed patio door to rear.

Bathroom

8'10" x 6'7" (2.70 x 2.01)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with electric shower over, glass screen and shower attachment taps, part tiled walls, tiled floor, extractor fan, radiator, textured ceiling and uPVC double glazed window to rear.

Outside



with lawned garden to front with gravelled area, mature shrubs and trees and tarmac driveway, side access either side to slabbed rear garden with mature shrubs and outside light. Gated access to Maesglas Road.

Integral garage

17'9" x 14'4" (5.43 x 4.38)

with electric up and over door, power and light connected and wall mounted boiler providing domestic hot water and central heating, ample storage and sink unit and uPVC double glazed window and door to side.

Services

Mains electricity, water and drainage.

Council Tax

Band E

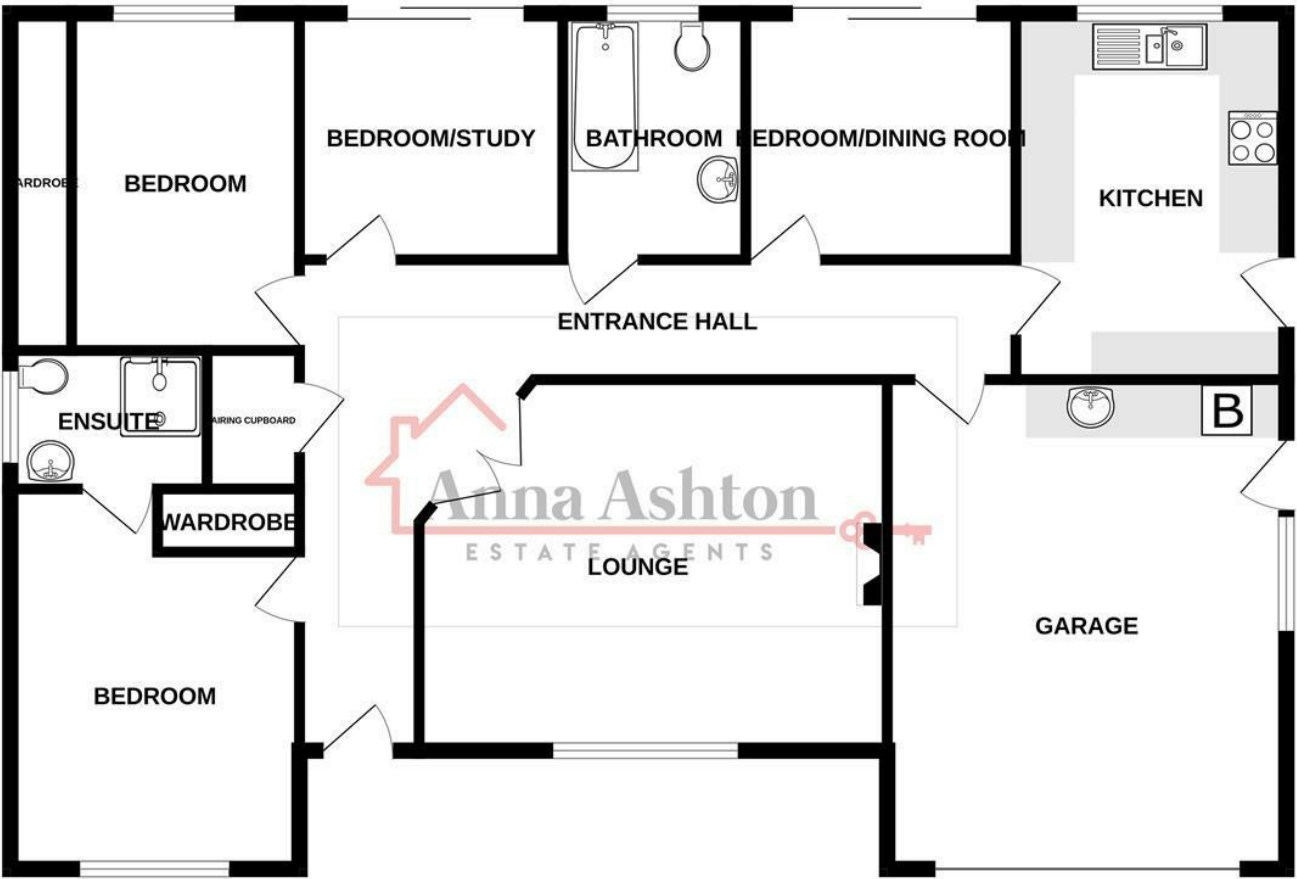
NOTE

All photographs are taken with a wide angle lens.

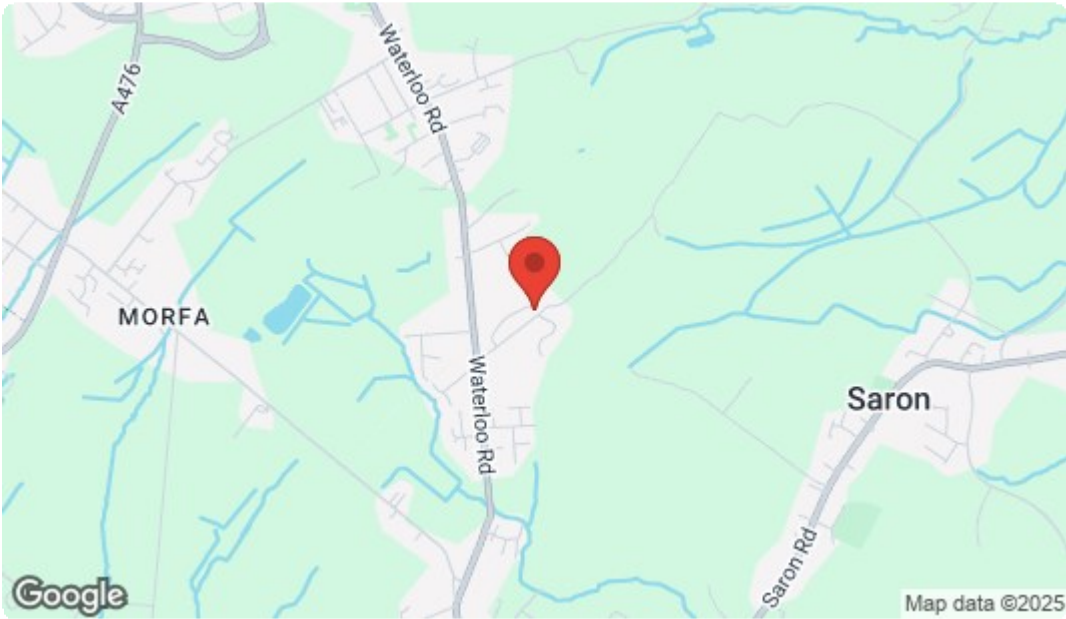
Directions

Leave Ammanford on College Street and travel 2 miles into the village of Llandybie. At the crossroads turn left and travel for a further 2 miles into Penygroes. At the crossroads turn left and follow the road for approximately 1 mile then turn left into Maesglas, turn first left into Brynglas and follow the road to the turning point and the property can be found in front of you.

GROUND 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		81
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.