



72 Gate Road, Penygroes, Llanelli, SA14 7RL

Offers in the region of £159,995

NO ONWARD CHAIN.

A semi detached house located in the village of Penygroes close to local amenities and within easy access of Cross Hands and the M4 motorway. Accommodation comprises entrance hall, lounge/diner, kitchen, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing and enclosed rear garden.

Ground Floor

Entrance Hall

with radiator, coat hooks

Lounge

22'11" x 11'1" (7.01 x 3.39)



with stairs to first floor, under stairs cupboard, feature fireplace, radiator, downlight, uPVC double glazed window to front

Dining room

10'0" x 6'5" (3.05 x 1.96)



with radiator, uPVC double glazed window to rear

Kitchen

10'8" x 9'8" (3.26 x 2.97)



with base and wall units, stainless steel single drainer sink unit with mixer taps, electric 4 ring hob with extractor over and oven under, plumbing for automatic washing machine, tiled flooring, uPVC double glazed window and door

First Floor

Landing

with hatch to roof space, radiator and airing cupboard

Bedroom 1

11'2" x 15'3" (3.41 x 4.66)



with radiator, downlight and two uPVC double glazed windows to rear

Bedroom 2

10'6" x 9'10" (3.21 x 3.00)



with radiator and uPVC double glazed window to rear

Bedroom 3

10'2" x 6'5" (3.11 x 1.97)



with radiator and uPVC double glazed window to rear

Bathroom

7'7" x 9'6" (2.32 x 2.92)



with low level flush WC, pedestal wash hand basin, built in cupboard, panelled bath, corner shower enclosure, laminate flooring, extractor fan, radiator and uPVC double glazed window to side

Outside



with paved walkway to side access leading to enclosed garden with store shed, paved area and lawned area

Outside shed

9'4" x 7'1" (2.87 x 2.16)



Council Tax

Band C

Services

with main electricity and drainage and oil central heating

NOTE

All internal 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 3 miles into Penygroes, at the crossroads turn right into Gate road and the property can be found on the left hand side, identified by our For Sale board.

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		79
(81-91)	B		63
(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 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.