



28 Waterloo Road, Penygroes, Llanelli, SA14 7NP

Offers in the region of £230,000

A three storey semi detached house 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 - Ground floor - entrance hall, lounge/diner, bathroom, Lower ground floor - Kitchen/diner, First Floor - 3 bedrooms, box room and WC. The property benefits from oil central heating, uPVC double glazing, ample off road parking, detached garage and rear garden.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor and wood floor.

Lounge/Diner

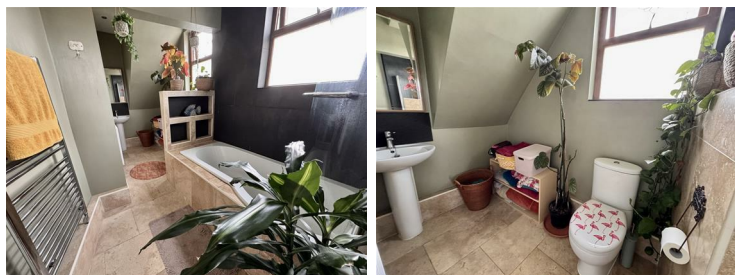
24'8" x 13'8" max (7.53 x 4.18 max)



with fireplace, wood floor, 2 radiators, downlights and uPVC double glazed bay window to front and French doors to rear onto Balcony.

Bathroom

13'6" x 6'10" (4.14 x 2.10)



with low level flush WC, pedestal wash hand basin, tiled bath with mains shower over, heated towel rail, tiled walls, tiled floor, downlights, extractor fan and 2 uPVC double glazed windows to side.

Lower Ground Floor

Kitchen/Diner

17'7" x 19'4" (5.36 x 5.91)



with range of fitted base and wall units, one and half bowl sink unit with mixer taps, 5

ring Leisure cooker with extractor over, plumbing for automatic washing machine, under stairs cupboard, breakfast bar, part tiled walls, tiled floor, radiator and uPVC double glazed window to side and rear and door to rear.

First Floor

Landing

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

Bedroom 1

12'9" x 10'9" (3.89 x 3.30)



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

Bedroom 2

11'11" x 9'10" (3.64 x 3.00)



with radiator and uPVC double glazed window to rear.

Bedroom 3

8'6" x 8'9" (2.61 x 2.67)



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

WC

2'9" x 4'3" (0.84 x 1.31)



with low level flush WC, pedestal wash hand basin and laminate floor.

Box Room

7'1" x 5'9" (2.17 x 1.77)



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

Outside



with ample off road parking, detached garage, lawned garden, decking area, outside tap, outside boiler providing domestic hot water and central heating.

Services

Mains electricity, water and drainage.

Council Tax

Band C

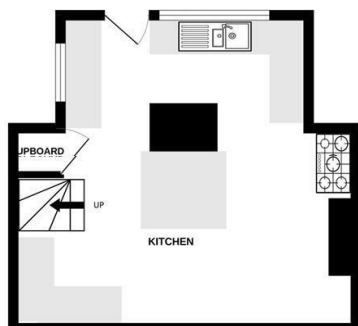
NOTE

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.

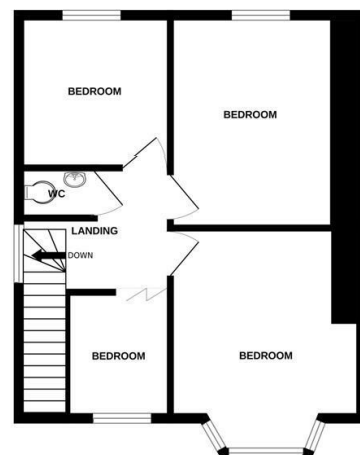
GROUND FLOOR



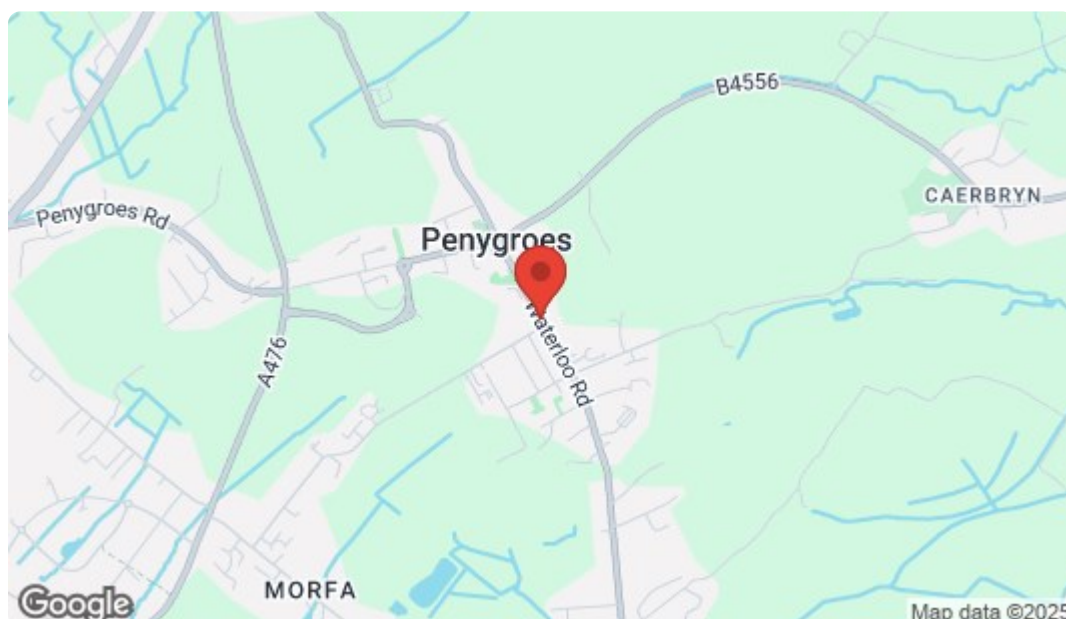
1ST FLOOR





2ND 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 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.