



**193 Penybank Road, , Ammanford, SA18 3QP**

**Offers in the region of £140,000**

A mid terrace house in need of renovation set in the village of Penybank within easy access of Ammanford town centre and the M4 motorway. Accommodation comprises entrance hall, sitting room, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating but not connected, mostly uPVC double glazing, front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor and coat hooks.

### Sitting Room

9'7" x 11'7" (2.93 x 3.55)



with electric fire in tiled surround and uPVC double glazed window to front.

### Lounge

11'8" x 10'0" (3.58 x 3.07)



with electric fire in feature surround and uPVC double glazed window to rear.

## Dining Room

11'8" x 10'3" (3.57 x 3.14)



with gas fire, under stairs cupboard and uPVC double glazed window to side.

## Kitchen

7'1" x 11'7" (2.16 x 3.55)



with range of fitted base and wall units, stainless steel single bowl single drainer sink unit with original taps, gas cooker point, part tiled walls and uPVC double glazed window to rear and door to side.

## First Floor

### Landing

with built in cupboard.

### Bedroom 1

10'3" x 15'8" (3.14 x 4.79)



with gas fire and 2 uPVC double glazed windows to front.

### Bedroom 3

13'5" x 7'4" (4.11 x 2.25)



with single glazed window into landing and uPVC double glazed window to side.

### Bedroom 2

11'6" x 9'7" (3.51 x 2.93)



with uPVC double glazed window to rear.

### Bathroom

6'11" x 10'2" (2.13 x 3.10)



with low level flush WC, pedestal wash hand basin, panelled bath, built in airing cupboards with hot water cylinder, part tiled walls, shaver point and uPVC double glazed window to rear.

## Outside



Leave Ammanford on Wind street and proceed straight through the traffic lights, follow the road for approximately 1 mile and the property can be found on the right hand side, just before the turning into Heol Tefrhiw, identified by our For Sale board.

paved patio to front, vehicular right of way to rear of the property with store shed (1.11 x 1.57 with plumbing for automatic washing machine), outside WC (0.76 x 1.49 with low level flush WC), rear garden with timber shed, lawned garden and block built shed.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: Property isn't registered - vehicular right of way access to rear

Restrictions: Property isn't registered

## Council Tax

Band B

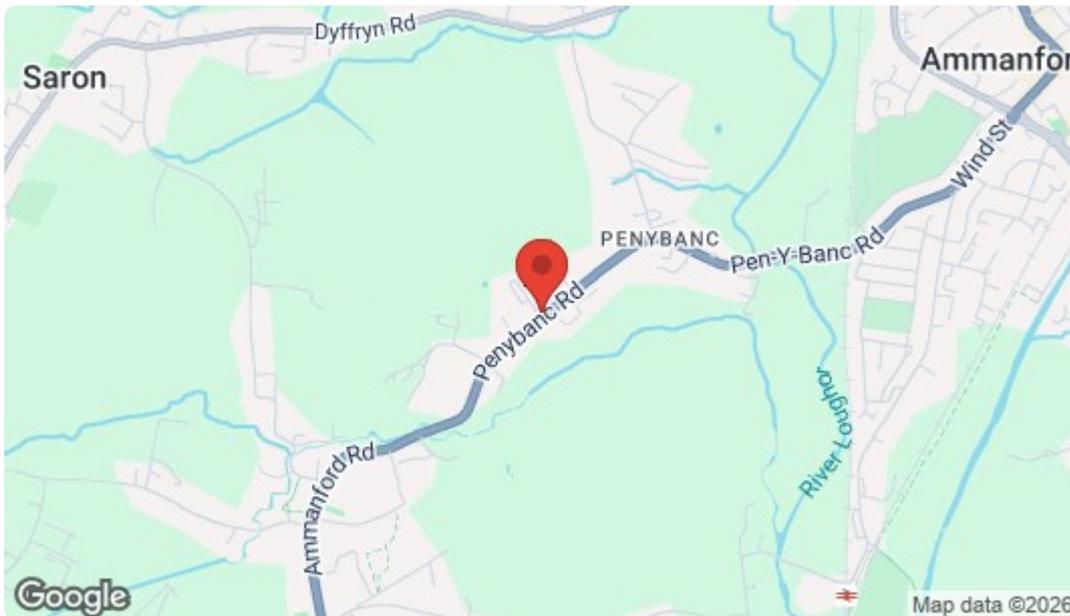
## NOTE

All internal photographs are taken with a wide angle lens.

## Directions



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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