



1 Pentregwylais Road, Llandybie, Ammanford, SA18 3JQ

Offers in the region of £310,000

No onward chain. A spacious detached house in need of renovation set in the village of Pentregwylais, within 1 mile of local amenities and approximately 2.5 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen, utility room, landing, 3 bedrooms and bathrooms. The property benefits from oil central heating, single glazed windows, off road parking, attached garage, front and rear garden and far reaching views of Betws Mountain and the Black Mountain.

Ground Floor

Entrance Hall

with stairs to first floor, parquet flooring, radiator, textured ceiling and under the stairs cupboard

Lounge

14'10" x 11'11" (4.54 x 3.64)



with feature fireplace, parquet flooring, radiator, beamed ceiling and single glazed wooden window to front and side

Sitting Room

14'11" x 11'10" (4.55 x 3.63)



with open fireplace, parquet flooring, radiator, textured ceiling and single glazed wooden window to front

Dining Room

9'3" x 13'8" (2.83 x 4.19)



with radiator and single glazed wooden window to rear and door

Kitchen

9'3" x 11'6" (2.82 x 3.51)



with base and wall units, folded door, stainless steel sink unit with mixer tap, part tiled walls and single glazed wooden windows to rear

Utility

5'10" x 28'4" (1.80 x 8.66)



with Belfast sink with mixer taps, polycarbonate roof, plumbing for automatic washing machine, part tiled walls, uPVC doors to sides

First Floor

Landing

with radiator, single glazed wooden window to front and rear

Bedroom 1

13'9" x 12'0" (4.20 x 3.67)



with two radiators, wooden flooring and single glazed wooden windows to front and side

Bedroom 2

13'9" x 11'11" (4.20 x 3.65)



with radiator, wooden floor and single glazed wooden windows to front and side

Bedroom 3

9'3" x 12'0" (2.82 x 3.67)



with radiator, textured ceiling and single glazed wooden window to side and rear

Bathroom

9'2" x 10'10" (2.81 x 3.32)



with low level flush WC, pedestal wash

hand basin, airing cupboard, panelled bath with shower attachment, hatch to roof space, textured ceiling and single glazed wooden windows.

Outside

with concrete driveway, garage with inspection pit and loft storage, steps leading to garden, apple trees, outside WC and outbuildings

Outside Shed

8'2" x 36'5" (2.49 x 11.10)



with raised flower beds, sink unit and single glazed windows to front and side

Services

Oil central heating, mains electricity, water and drainage

Council Tax

Band E

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel approximately 2.5 miles through the village of Llandybie, then slight left signposted Pentregwenlais. Proceed around the bend and the property can be found on the right 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		
(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.