



22 Bridge Street, Penygroes, Llanelli, SA14 7RP

Offers in the region of £269,999

A 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 entrance hall, lounge, kitchen/diner, utility, downstairs WC, 3 bedrooms and bathroom. The property benefits from Oil central heating, uPVC double glazing and enclosed rear garden.

Ground floor

Entrance Hall

with stairs to first floor, radiator, coat hooks and under the stairs cupboard

Lounge

19'10" x 9'7" (6.06 x 2.93)



with two radiators and uPVC double glazed window to front

Kitchen/Diner

19'10" x 11'0" (6.06 x 3.37)



with base and wall units, stainless steel sink unit with mixer taps, 4 ring electric hob with extractor over, integrated oven, plumbing for automatic dish washer, radiator and uPVC double glazed window to front and rear

Utility

7'1" x 5'11" (2.16 x 1.82)



with wall units, plumbing for automatic washing machine, radiator and uPVC double glazed window to rear

Downstairs WC

2'7" x 4'9" (0.81 x 1.46)



with low level flush WC, vanity wash hand basin, radiator and uPVC double glazed window to rear

First Floor

Landing

with uPVC double glazed window to rear

Bedroom 1

10'4" x 12'1" (3.16 x 3.70)



with radiator, built in wardrobe and two uPVC double glazed windows to front

Bedroom 2

9'1" x 11'4" (2.77 x 3.46)



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

Bedroom 3

11'1" x 10'0" (3.4 x 3.05)



with radiator and uPVC double glazed window to front

Bathroom

9'0" x 7'6" (2.75 x 2.29)



with low level flush WC, vanity wash hand basin, free standing bath with shower attachment taps, enclosed shower with mains shower, heated towel rail, hatch to roof space, part tiled walls and upVC double glazed window to rear

Outside



with side access to enclosed rear garden, paved patio area and lawned area

Material Information

UTILITES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Oil central heating

Broad Band Speed: Download 180Mbps

Upload 220Mbps

Mobile coverage: EE 75%, Three 73%, Vodafone 68%, O2 57%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from river- Very low risk, Flooding from surface water and small watercourses-Very Low risk

Rights and Easements:none

Restrictions:none

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.

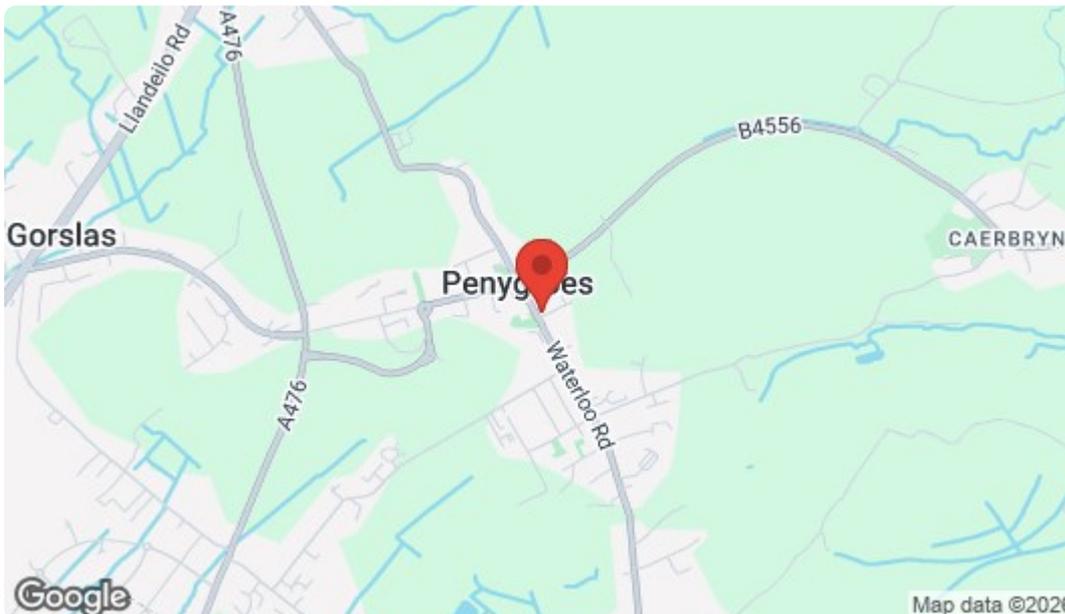
GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

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 (CO₂) Rating		
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.