



1 Cwrt Y Ffynnon, Penygroes, Llanelli, SA14 7RE

Offers in the region of £559,000

- Modern Detached house
- Open plan living and separate sitting room
- uPVC double glazing
- Off road parking for 6 cars
- Viewing highly recommended
- 4 Double bedrooms- each with full bathroom en-suites
- Oil central heating
- Intergal garage
- Enclosed rear garden

Ground floor

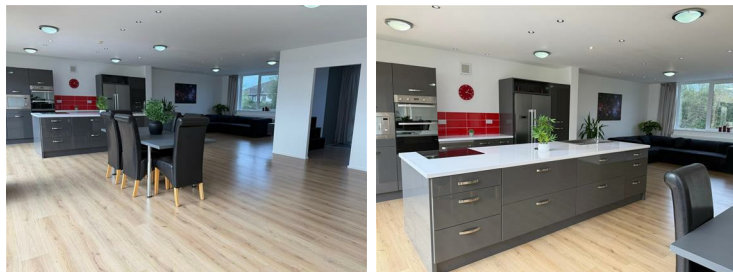
uPVC double glazed entrance door with glass side panel and window leading to

Entrance Hall

with under the stairs cupboard

Open Plan Lounge/Dining/Kitchen

30'7" (red to 19'5") x 31'0" (red to 17'3")
(9.33 (red to 5.92) x 9.47 (red to 5.28))



with stairs to first floor, range of fitted base units, island with 4 ring electric hob and stainless steel single drainer sink unit with mixer taps, built in eye level double oven, dishwasher, American style fridge freezer, part tiled walls, laminate floor, 2 radiators, down lights, uPVC double glazed window to front and 2 uPVC double glazed French doors to rear which are tilt and turn and open right back.

Sitting Room

11'6" x 14'6" (3.52 x 4.42)



with laminate floor, radiator, down lights, uPVC double glazed tilt and turn door and windows to rear.

Downstairs WC

8'4" x 3'8" (2.56 x 1.12)



with low level flush WC, wash hand basin, heated towel rail, tiled walls and extractor fan.

First Floor

Landing

with Velux window to front

Bedroom 1

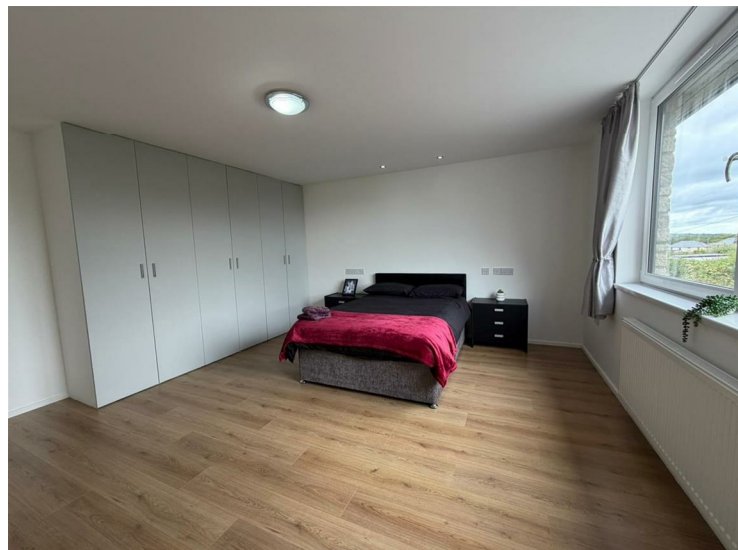
15'1" x 14'11" (4.62 x 4.57)



with fitted wardrobes with shelving and hanging rails, radiator, laminate floor, down lights and uPVC double glazed window to rear.

Bedroom 2

15'1" x 15'0" (4.61 x 4.58)



with fitted wardrobes with shelving and hanging rails, radiator, laminate floor, down lights and uPVC double glazed window to front

Ensuite

11'6" x 8'6" (3.52 x 2.61)



with low level flush WC, wash hand basin, shower enclosure with mains shower, panelled bath with central taps, down lights, tiled walls, heated towel rail and uPVC double glazed window to rear.

Ensuite

8'4" x 11'6" (2.55 x 3.52)



with low level flush WC, wash hand basin, shower enclosure with mains shower, panelled bath with central taps, down lights, tiled walls, heated towel rail and uPVC double glazed window to front.

Bedroom 3

16'10" x 12'2" (5.14 x 3.71)



with fitted wardrobes with shelving and hanging rails, radiator, laminate floor, down lights and uPVC double glazed window to front.

Ensuite

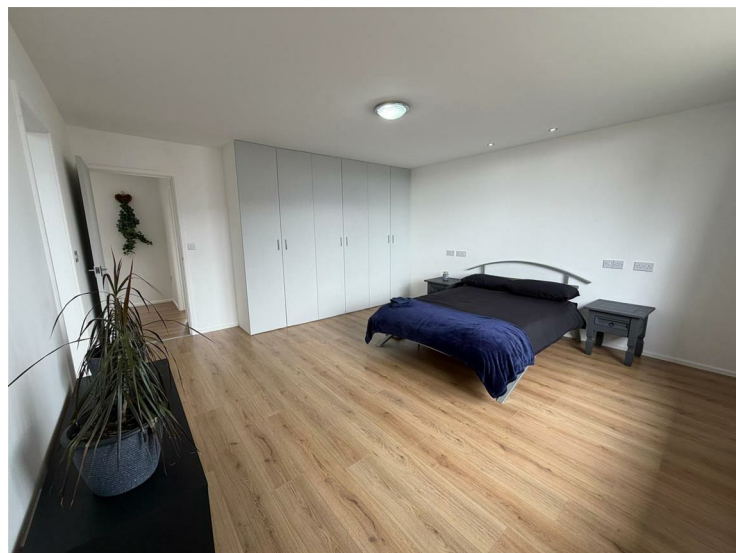
8'7" x 8'9" (2.64 x 2.69)



with low level flush WC, wash hand basin, shower enclosure with mains shower, panelled bath with central taps, down lights, tiled walls, heated towel rail and uPVC double glazed window to front.

Bedroom 4

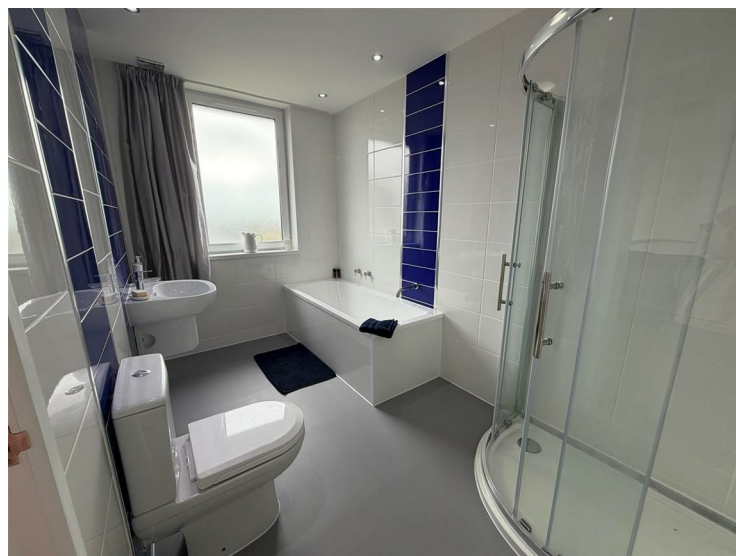
15'7" x 14'5" (4.77 x 4.41)



with fitted wardrobes with shelving and hanging rails, radiator, laminate floor, down lights and uPVC double glazed window to rear.

Ensuite

11'6" x 6'4" (3.53 x 1.95)



with low level flush WC, wash hand basin, shower enclosure with mains shower, panelled bath with central taps, down lights, tiled walls, heated towel rail and uPVC double glazed window to rear.

Views



Intergral garage

20'8" x 14'6" (6.31 x 4.42)



with electric up and over door, free standing oil boiler providing domestic hot water and central heating, 1 and a half bowl stainless steel sink with mixer taps, power and light connected and uPVC double glazed door and window to side.

Outside



Parking for 6 cars to front, gated access to low maintenance rear garden with large decking area and artificial grass area.

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage: Soakaway

Heating: Oil

Broad Band Speed: Download 1800Mbps, Upload 220Mbps

Mobile coverage:EE- 76%, Three 73%, Vodafone 73%, O2 57%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- very low risk, Flooding from surface water- Very low risk

Rights and Easements:

Restrictions:

Council Tax

Band G

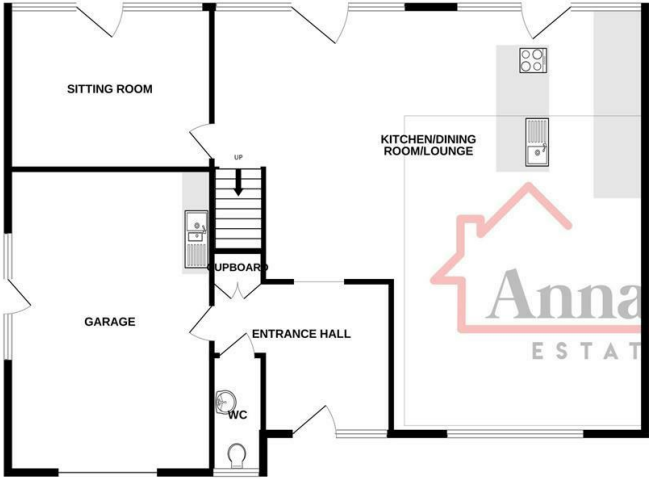
NOTE

Some photographs are taken with a wide angle lens and have been provided by the current owner.

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 2 miles into Penygroes. At the crossroads turn left and follow the road for approximately 1 mile then turn left into Maesglas and after several hundred yards the property is found on the right hand side, identified by our For Sale board.

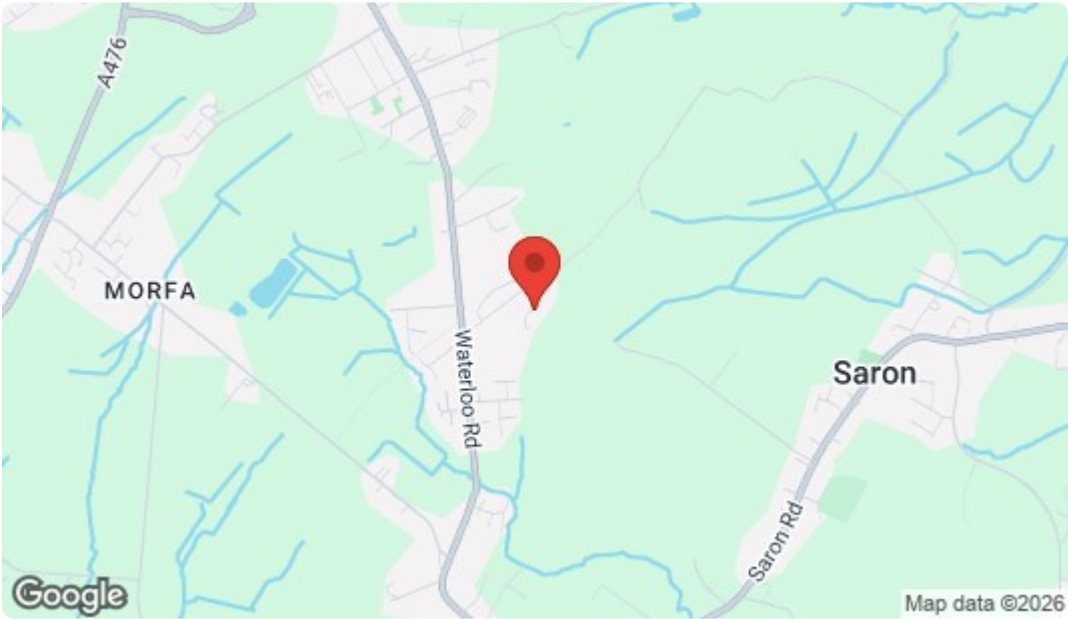
GROUND FLOOR



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		
	82	88
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.