



141 Penybanc Road, Penybanc, Ammanford, SA18 3QP

Offers in the region of £250,000

A detached house set in the village of Penybanc within easy access of Ammanford town centre and the M4 motorway. Accommodation comprises porch, entrance hall, lounge, sitting room, downstairs wet room, kitchen/diner, 3 bedrooms, bathroom and separate shower room. The property benefits from gas central heating, uPVC double glazing, off road parking, detached garage and rear garden.

Ground Floor

uPVC double glazed entrance door to

Porch

344'5" x 3'9" (105 x 1.16)

with uPVC double glazed window to front and door to

Entrance Hall

with stairs to first floor, radiator and textured and coved ceiling.

Kitchen/Diner

21'0" x 9'11" (6.42 x 3.04)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 5 ring gas hob with extractor over, built in double oven, plumbing for automatic washing machine, part tiled and part tongue and groove walls, part tiled and part laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to rear and side and door to side.

Lounge

23'7" x 11'1" (7.21 x 3.40)



with fireplace in brick surround, 2 radiators, textured and coved ceiling and uPVC double glazed window to front and rear.

Sitting Room

14'9" x 10'0" (4.52 x 3.06)



with laminate floor, radiator and uPVC double glazed window to front and French doors to side.

Wet Room

6'4" x 10'0" (1.94 x 3.07)



with low level flush WC, vanity wash hand basin, electric shower, tiled walls, hatch to roof space, radiator and uPVC double glazed window to rear.

First Floor

Landing

with built in cupboard with shelving, textured and coved ceiling and uPVC double glazed window to front.

Bedroom 1

11'11" x 11'1" (3.65 x 3.40)



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

Bedroom 3

12'1" x 11'0" (3.69 x 3.36)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

11'4" x 11'1" (3.47 x 3.39)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bathroom

6'11" x 6'11" (2.12 x 2.12)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment, tiled walls, laminate floor, radiator, textured ceiling, hatch to roof space and uPVC double glazed window to side.

Shower Room

4'7" x 6'7" (1.40 x 2.01)



with shower enclosure with mains shower, radiator, textured ceiling and uPVC double glazed window to side.

Outside



with off road parking to side leading to Detached garage, lawned garden, greenhouse and outside WC.

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

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 in all aspects

Rights and Easements: None

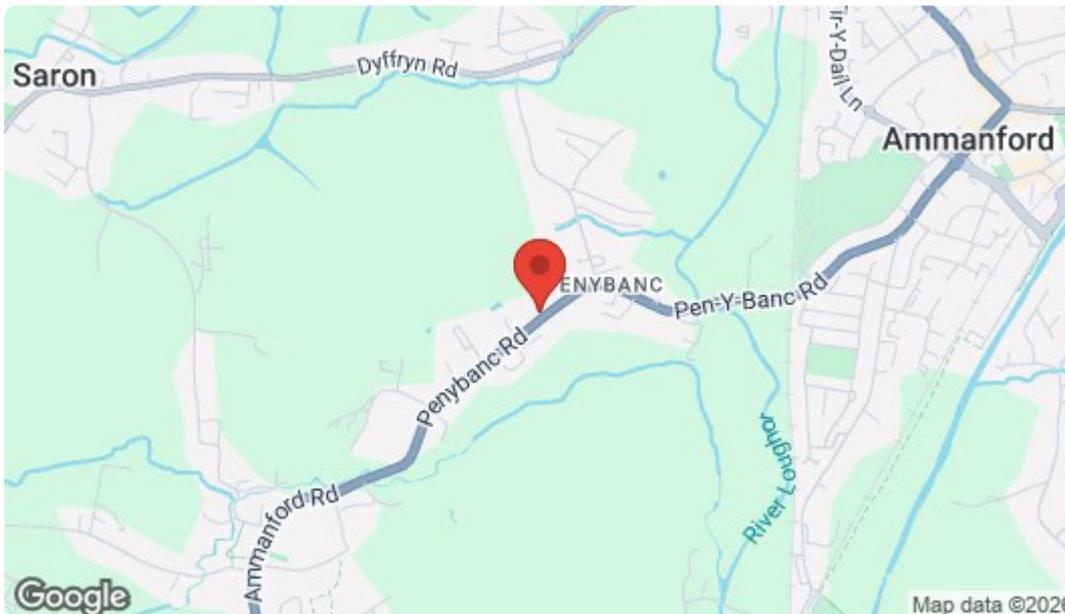
Restrictions: None

Directions

Leave Ammanford on Wind street and proceed straight over the roundabout, follow the road for approximately half a mile and the property can be found on the right hand side, identified by our For Sale board.



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.