



## **64 Penybanc Road, , Ammanford, SA18 3QS**

**Offers in the region of £155,000**

A mid terrace house set in the village of Penybanc within easy access of Ammanford town centre with its range of shopping and transport facilities and only 4 miles from the M4 motorway. Accommodation comprises entrance hall, sitting room, lounge, kitchen, wet room and 3 bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking and rear garden.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, radiator and textured ceiling.

## Sitting Room

10'10" x 12'5" (3.32 x 3.80)



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

## Lounge

12'10" x 12'11" (3.92 x 3.94)



with fireplace, under stairs cupboard, radiator, textured ceiling and uPVC double glazed window to rear.

## Kitchen

9'7" x 8'1" (2.93 x 2.48)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with monobloc tap, extractor fan, plumbing for automatic washing machine, radiator, textured ceiling and uPVC double glazed window to side.

## Rear Hall

3'5" x 8'7" (1.05 x 2.64)

with built in cupboard and uPVC double glazed entrance door to side.

## Wet Room

6'1" x 7'7" (1.86 x 2.33)



with low level flush WC, pedestal wash hand basin, electric shower, radiator, tiled walls, textured ceiling and uPVC double glazed window to rear.

## First Floor

## Landing

with hatch to roof space and textured ceiling.

## Bedroom 1

10'11" x 16'2" (3.33 x 4.95)



with radiator, textured ceiling and 2 uPVC double glazed windows to front.

## Bedroom 2

13'0" x 10'2" (3.98 x 3.12)



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

## Bedroom 3

10'0" x 8'2" (3.07 x 2.51)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator, textured ceiling and uPVC double glazed window to side.

## Outside



with off road parking for 2 cars to front, enclosed rear garden with outside tap, pedestrian right of way to the rear, lawned garden, garage and right of way vehicular access behind.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band B

## **NOTE**

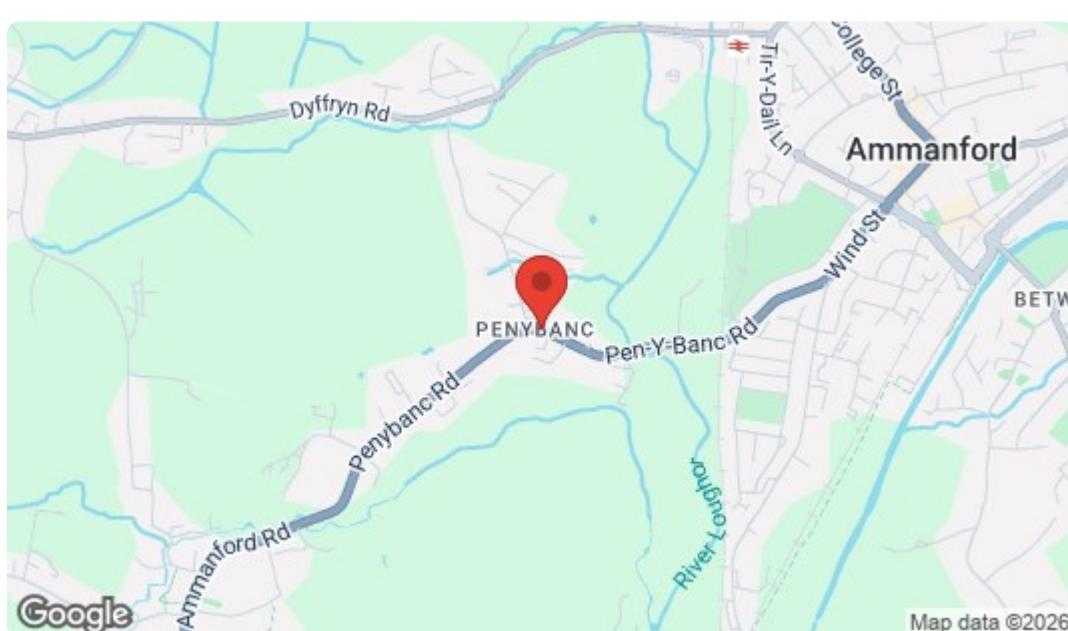
All internal photographs are taken with a wide angle lens.

## **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 left 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		88
(81-91) B		
(69-80) C		69
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.