

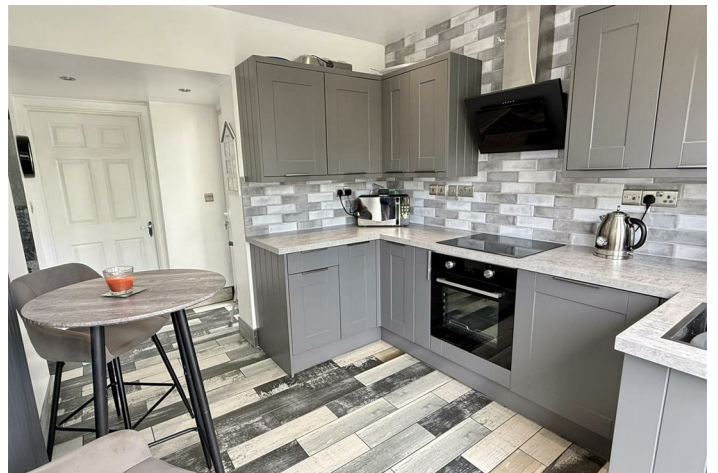


Bryn Road

Penygroes, Llanelli SA14 7PW

- Semi Detached Property
- Two Shower Rooms
- Off Road Parking
- Village Location
- EPC: D
- Two Bedrooms
- Enclosed Tiered Garden
- Oil Central Heating
- Freehold, Council Tax Band B.
- Viewing By Appointment Only

Asking Price £174,950 Freehold





Location

Description

Cymru Estates are pleased to offer FOR SALE this immaculately presented Semi Detached Property, situated in the village of Penygroes. The property has excellent road links and is only a few minutes drive to J48 of the M4. The accommodation briefly comprises of kitchen, lounge, dining area, utility room and shower room. To the first floor you can find two bedrooms and a shower room. Off road parking to front of property and enclosed rear garden. The property benefits from uPVC double glazing throughout and oil fired central heating. EPC; D.

Entrance Hallway

Access via uPVC double glazed front door and windor facing front, radiator, stairs to first floor.

Dining Area

10'0" x 9'10" approx
uPVC double glazed window to front, radiator.

Lounge

15'3" x 10'7" approx
uPVC double glazed window to side and full length window to rear, radiator.

Kitchen

10'5" x 8'10" approx
Fitted with matching base and wall units with worktop over, electric cooker and hob with extractor hood over, sink with mixer tap and integrated dishwasher. Verticle feature radiator, uPVC double glazed window and double doors to rear decked balcony area.

Utility Room/ Office

10'3" x 6'8" approx
Fitted with floor to ceiling units with integrated fridge/ freezer and washing machine, plumbing for shower (currently used as hair dressers backwash) verticle feature radiator.

Shower Room

6'8" x 3'10" approx

Fitted with a three piece suite comprising of low level W.C., and wash hand basin vanity unit, shower cubicle. uPVC double glazed window facing rear with obscure glass.

Landing

uPVC double glazed window to side, access to loft.

Bedroom One

13'3" x 10'5" approx

Two uPVC double glazed windows to front, radiator.

Bedroom Two

10'4" x 9'1" approx

uPVC double glazed window to rear, radiator.

Shower Room

Fitted with a three piece suite comprising of walk in shower cubicle, low level W.C., pedestal wash hand basin. uPVC double glazed window to rear with obscure glass.

External

Front: Off road parking, gated side access.

Rear: Decked balcony area, tiered garden with lawn area, basement storage.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).
IMPORTANT INFORMATION

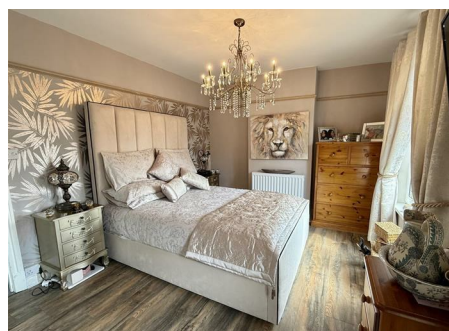
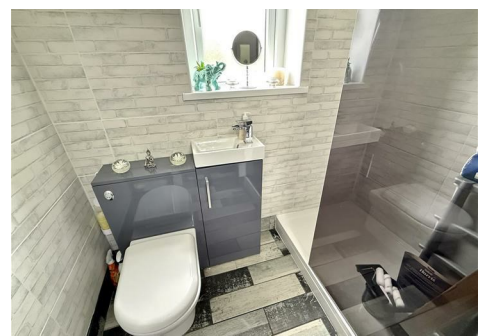
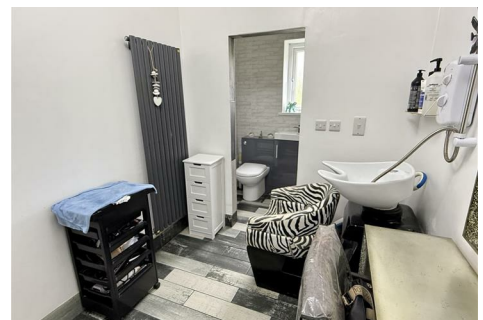
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



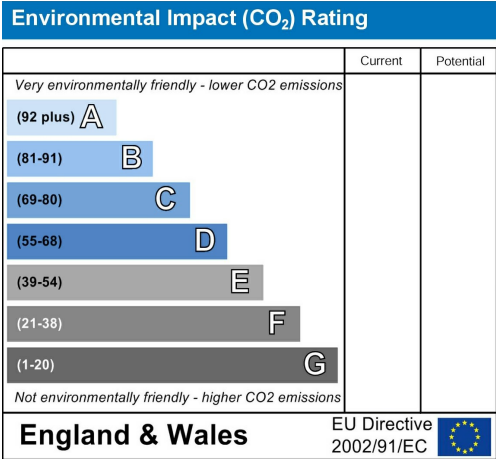
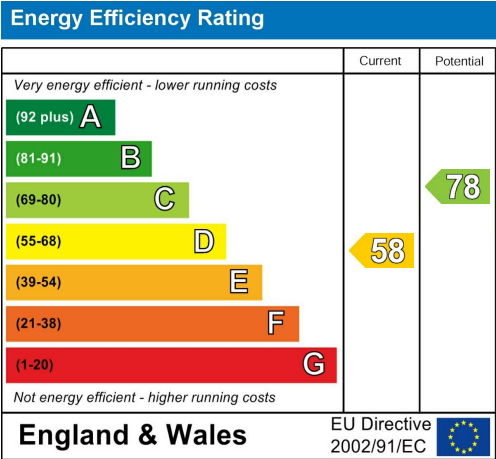








Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.