



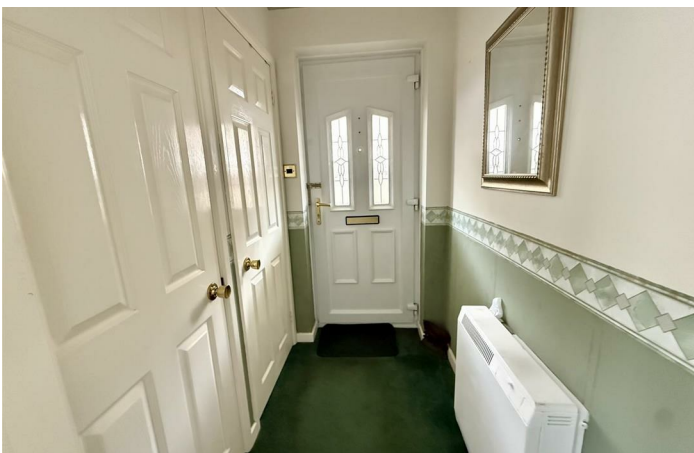
Ffordd Dafydd

Penygroes, Llanelli SA14 7RF

- CHAIN FREE PROPERTY
 - Two Reception Rooms
- Detached Garage With Off Road Parking
 - EPC:D
- Village Location With All Local Amenities
- Semi Detached Bungalow
 - Two Bedrooms
- Front And Rear Gardens
 - Freehold Property
- Viewing By Appointment Only

Asking Price £169,950 Freehold





Location

Description

Welcome to this charming semi-detached bungalow located on Ffordd Dafydd in the delightful village of Penygroes, Llanelli. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a peaceful retreat.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. The two reception rooms are versatile and can be used for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

The property boasts a well-appointed bathroom, ensuring all your essential needs are met. Additionally, the semi-detached nature of the bungalow offers a sense of privacy while still being part of a friendly community.

For those with vehicles, the property includes off-road parking for a several vehicles, a valuable feature in this area. The location is particularly advantageous, being just a short drive from M4 Junction 47, providing easy access to nearby towns and cities.

Living in Penygroes means you will enjoy the benefits of village life, with all local amenities within easy reach. From shops to schools, everything you need is conveniently located nearby, making daily life both simple and enjoyable.

This bungalow presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location. Do not miss the chance to make this lovely property your new home. EPC:D

Hallway

Approach via uPVC side door into hallway, two storage cupboards one housing water cylinder, wall mounted electric heater.

Reception Room

17'5" x 12'3" approx

uPVC double glazed bay style window facing front of property, wall mounted electric heater, timber fireplace with electric fire, door leads to kitchen.

Kitchen

9'7" x 7'7" approx

Fitted with a range of matching base and wall units, electric oven and grill with extractor fan over, space for fridge freezer, plumbing for washing machine, uPVC double glazed window facing front of property.

Inner Hallway

Loft access with loft ladder.

Bedroom One

13'1" x 9'1" approx

uPVC double glazed window facing rear of property, electric wall mounted heater.

Bedroom Two

8'7" x 8'5" approx

uPVC double glazed french doors lead to conservatory, electric wall mounted heater.

Bathroom

6'6" x 5'5" approx

Fitted with a three piece suite comprising of low level WC, pedestal hand wash basin and walk in bath, uPVC double glazed window facing side of property, extractor fan, wall partly tiled.

Conservatory

13'3" x 8'7" approx

uPVC double glazed windows facing both sides and rear of property, uPVC door leads to rear garden, polycarbonate roof, wall mounted electric heater.

External

Front: Laid mainly to lawn with off Road parking to side.

Rear: Patio areas, storage shed, green house, gravelled area. Side access to property and access to garage.

Detached Garage With Off Road Parking

Off road parking leads to Detached garage with up and over door, work shop area at rear of garage.

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.



SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should

be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

FIXTURES & FITTINGS: Items shown or mentioned within these particulars, including fixtures, fittings, appliances, and furnishings, are not necessarily included in the sale and should be confirmed separately by prospective purchasers.

LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the







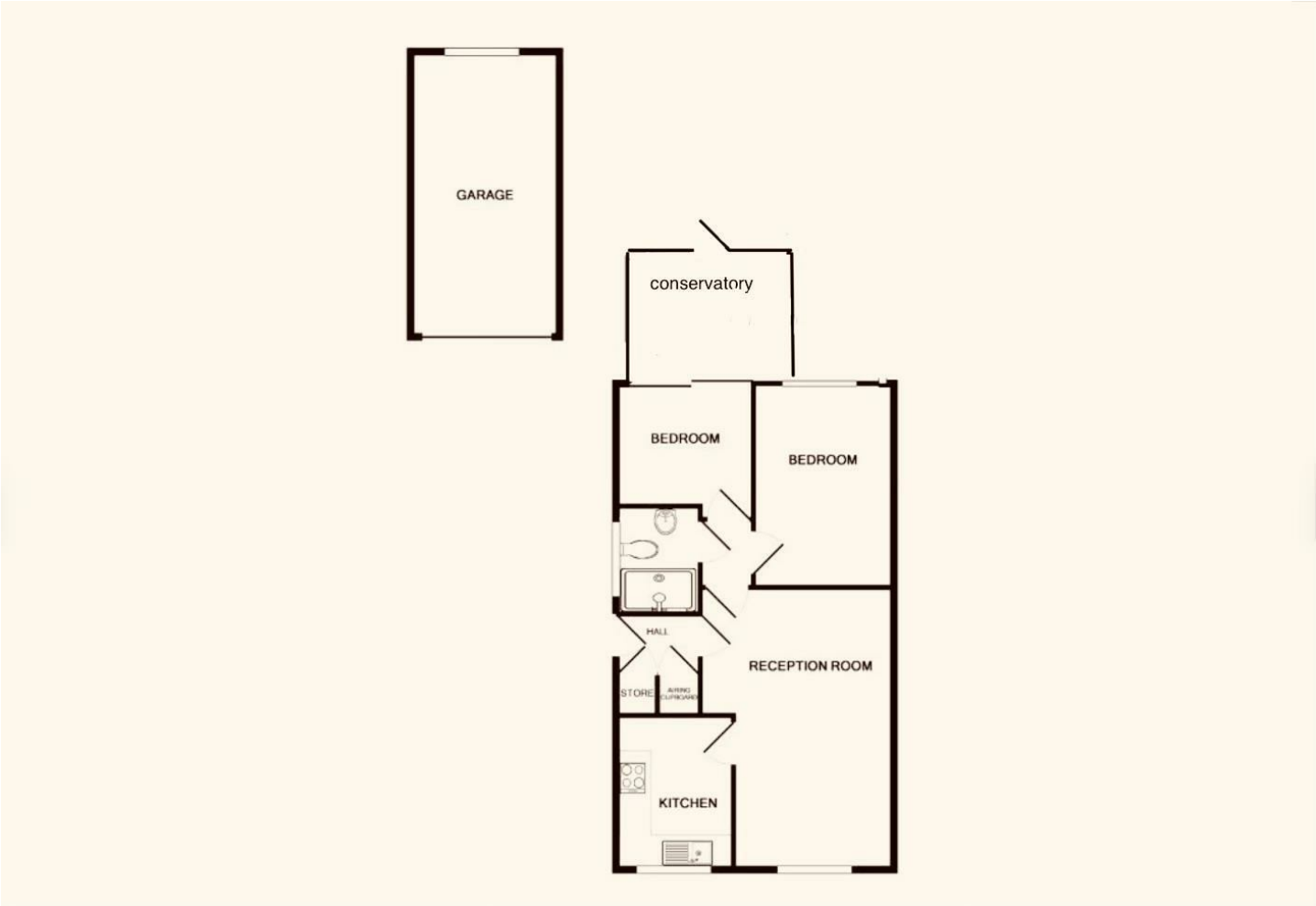
purchaser's solicitor or legal adviser prior to exchange of contracts.



Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating D

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		
	55	76
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	



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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.