



Gorsddu Road

Penygroes, Llanelli SA14 7NU

- Semi Detached Property
- Two Reception Rooms
 - Oil Central Heating
- Detached Garage & Off Road Parking
 - EPC: E
- Three Double Bedrooms
 - Kitchen & Utility
 - CHAIN FREE
 - Freehold
 - Featured Property

Asking Price £239,950 Freehold





Location

Description

Nestled in the charming village of Penygroes, this delightful semi-detached house on Gorsddu Road offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it easy to host friends and family.

The well-appointed kitchen complemented by a utility area, ensures that daily tasks are a breeze, while the layout of the home promotes a warm and welcoming atmosphere. The property also boasts off-road parking, a valuable feature in this village location, along with a detached garage, providing additional storage or workshop space.

Living in Penygroes means enjoying the tranquillity of village life while still being within easy reach of local amenities and transport links. This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its generous living spaces and practical features, this property is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this charming house your new home. CHAIN FREE. EPC: E.

Entrance Hallway

Access via uPVC double glazed door with uPVC double glazed window, radiator, understairs storage cupboard, stairs to first floor.

Dining Room

12'65" x 10'1 approx
uPVC double glazed window to front, radiator.

Lounge

12'96" x 11'86" approx
uPVC double glazed french doors to rear garden, radiator, log burner.

Kitchen

15'6" x 10'0" approx

Fitted with matching wall and base units and breakfast bar with work surface over, single stainless steel sink with mixer tap, plumbing for dishwasher, electric hob with extractor fan over, electric oven, space for fridge freezer, radiator. uPVC double glazed window to side and rear.

Inner hall

uPVC double glazed door to side, access to loft space.

Utility Room & W.C.

9'08" x 6'84" approx

Low level W.C., and sink. Plumbing for washing machine and space for tumble dryer. Two uPVC double glazed windows facing side.

Landing

uPVC double glazed window to side, access to loft space.

Bedroom One

12'88" x 11'57" approx

uPVC double glazed window to rear, radiator.

Bedroom Two

12'89" x 11'50" approx

uPVC double glazed window to front, radiator.

Bedroom Three

10'21" x 9'01" approx

uPVC double glazed window to rear, radiator, storage cupboard.

Family Bathroom

8'51" x 6'79" approx

Fitted with a three piece suite comprises of bath with shower over, low level W.C., and vanity wash hand basin. uPVC double glazed window to front, heated towel rail.

External

Gravelled forecourt with gated side driveway leading to detached garage (with pit) and rear garden. The rear enclosed garden is laid mainly to lawn with patio area.

Detached Garage

19'40" x 10'48" approx

Up & over door, window facing side, storage area at rear.

Disclaimer

General information

viewing: By appointment with Cymru Estates.

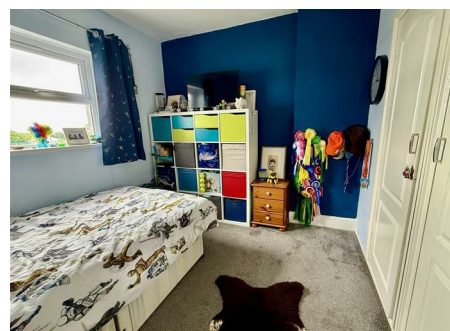


Services: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.

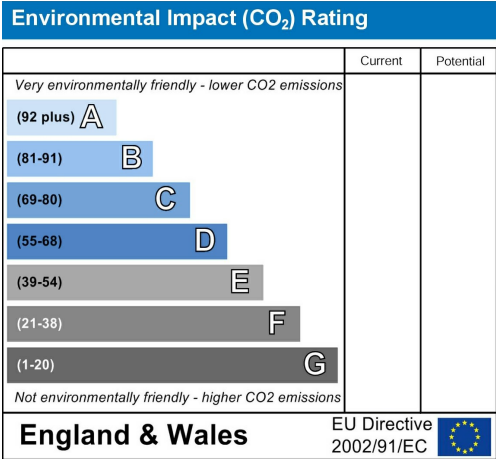
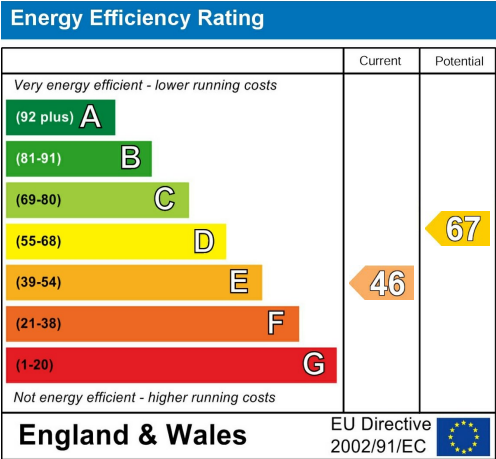








Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating E



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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.