



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**26 Bryncwar Road
Penygroes
Llanelli
Carmarthenshire
SA14 7PG**

Price **£320,000**



- Four bedroom detached bungalow
- Living room, conservatory
- Dining area, kitchen
- Bathroom
- Upvc glazing
- Oil fired central heating
- Driveway for ample parking
- Garages to front & rear, storage shed
- Mature front and rear gardens

General Description

We have the pleasure in offering for sale this four bedroom detached bungalow in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 1/2 miles from Ammanford town centre and further amenities.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Bryncwar Road, Penygroes, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom detached bungalow in the village of Penygroes and its amenities including shops, primary school, surgery, pharmacy, places of worship etc, and is approximately 3 1/2 miles from Ammanford town centre and further amenities including shops, secondary school, places of worship, leisure centre, restaurants, public houses, railway station, bus station, and approximately 7 miles to junction 49 of the M4.

The accommodation briefly comprises hallway, living room, conservatory, dining area, kitchen, bathroom and four bedrooms.

The property benefits from Upvc glazing, oil fired central heating, driveway for ample parking, single garages to front and rear, and front & rear gardens.

Upvc glazed door to

Hallway

Radiator, coved ceiling, down light, two battery smoke alarms, telephone point, hatch to roof space, airing cupboard housing hot water tank, dado rail.

Living Room (17' 9" x 14' 10") or (5.42m x 4.53m)

Upvc glazed window to front, stained glass window to side, two radiators, textured and coved ceiling, two wall lights, feature wall with electric fireplace.

Dining Area (11' 11" x 10' 8") or (3.64m x 3.25m)

Upvc glazed window to rear, radiator, wood clad ceiling, battery smoke alarm, wall light, feature brick archway.

Kitchen (12' 11" x 11' 9") or (3.93m x 3.57m)

Upvc glazed door to rear, Upvc glazed window to rear, two radiators, wood clad ceiling, part wood clad walls, part Respatex walls, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, integrated oven, gas hob with extractor fan over, tiled splash back, plumbing for dishwasher.

Conservatory

Upvc glazed door to side, Upvc glazed patio doors to rear, Upvc glazed windows surround, radiator, polycarbonate roof, part Respatex walls, part tiled walls, wall light, tiled floor, plumbing for automatic washing machine.

Bathroom (9' 4" x 6' 10") or (2.84m x 2.09m)

Upvc glazed window to rear, towel radiator, textured and coved ceiling, four down lights, Respatex walls, tiled floor, close coupled WC, pedestal wash hand basin, bath, shower cubicle, shaver point.

Bryncwar Road, Penygroes, Llanelli, Carmarthenshire.

Bedroom 3 (13' 4" x 8' 10") or (4.07m x 2.69m)

Upvc glazed window to front, radiator, textured and coved ceiling, telephone point.

Bedroom 4 (8' 11" x 7' 11") or (2.72m x 2.42m)

Upvc glazed window to side, radiator, polystyrene tiled and coved ceiling.

Store Room (7' 11" x 5' 5") or (2.41m x 1.66m)

Fitted wall and base units, work surface, polystyrene tiled ceiling.

Bedroom 1 (14' 11" x 12' 1") or (4.54m x 3.69m)

Upvc glazed window to front, radiator, textured and coved ceiling, fitted wardrobes, telephone point.

Bedroom 2 (12' 8" x 10' 11") or (3.87m x 3.34m)

Upvc glazed window to rear, radiator, textured and coved ceiling.

Outside

Footpath to front leading to lawned area with mature trees and shrubs.

Driveway to side for ample parking.

Footpath to rear with a range of patio, lawned and gravelled areas, all housing mature trees and shrubs. Parking area to rear housing an additional single garage and a storage shed.

Worcester oil fired boiler controlling domestic hot water and central heating.

Oil tank.

Garage

Up and over door to front, wooden doors to front and side, wooden door to side.

Housing a workroom and WC.

Agents Note

There is a vehicular right of access over the land to the rear.

Broadband and Mobile phone

There is Ultrafast broadband in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on Wind Street and continue to the village of Tygroes turning right into Hendre Road. Proceed straight through the cross roads in Capel Hendre and on into Penygroes. Proceed along Waterloo Road, taking a left into Bryncwar Road where the property can be found on the left hand side.

