



Parc Fferws, Penybanc, Ammanford, SA18

Offers In Region Of £279,999



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Parc Fferws, Penybanc, Ammanford, SA18

A four bedroom detached modern property situated in a cul de sac location on a development in the village of Penybanc which offers excellent transport links. This spacious home enjoys a sun room off the lounge overlooking the garden which backs on to playing fields and enjoys open views to the rear. There is also another reception room which would be ideal for a second lounge or a study. The property benefits from a side driveway, integral garage and an enclosed rear garden.

The village of Penybanc offers good basic amenities to include a shop and a petrol station with the main shopping facilities located in Ammanford town centre. Access to the M4 motorway is via junction 49 at Pont Abraham.





Entrance Hallway

Laminate flooring, single panel radiator, downlighters, stairs to first floor.

Cloakroom

Double glazed window to side, single panel radiator, counter top basin, WC.

3.71m x 2.59m (12'2" x 8'6")

Double glazed window to front elevation, laminate flooring, double panel radiator, double doors to:





Lounge

4.98m x 3.43m (16'4" x 11'3")

Laminate flooring, single panel radiator, opening to:

Sun Room

3.89m x 2.95m (12'9" x 9'8")

Double glazed windows to rear & side, double glazed French doors to side, double panel radiator.

Kitchen

4.83m x 2.92m (15'10" x 9'7")

Double glazed window to rear, double panel radiator, tiled floor. Fitted with a range of wall & base units, integrated dishwasher, integrated fridge/freezer, built in oven, gas hob, extractor over.

Utility Room

Double panel radiator, wall mounted Baxi boiler providing domestic hot water & central heating, tiled floor, door to:

Integral Garage

5.38m x 2.59m (17'8" x 8'6")

Double glazed glass panel door to rear, up and over garage door.

First Floor Laning

Double glazed window to front, airing cupboard with shelving & radiator.

Bedroom One

3.61m x 3.1m (11'10" x 10'2")

Double glazed window to rear, double panel radiator.

En-suite Shower Room

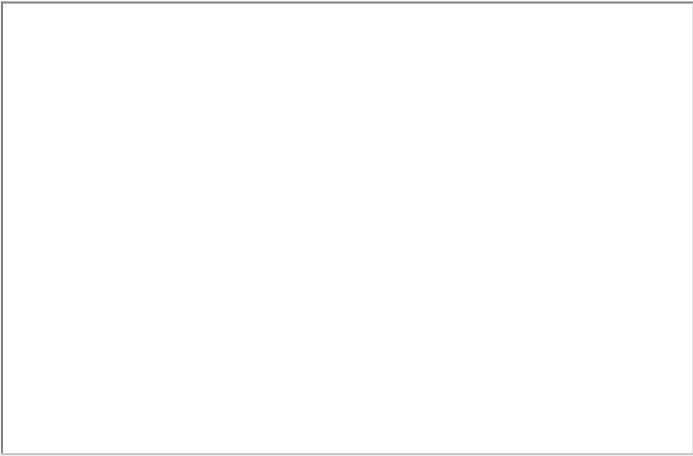
Double glazed window to side, WC, wash hand basin, shower cubicle with mains shower, tiled floor & tiled walls.

Bedroom Two

3.78m x 2.67m (12'5" x 8'9")

Double glazed window to front, double panel radiator.





Bedroom Three

3.35m x 2.64m (11'0" x 8'8")

Double glazed window to rear, double panel radiator.

Bedroom Four

3.28m x 2.31m (10'9" x 7'7")

Double glazed window to front, double panel radiator.

Bathroom

2.36m x 2.08m (7'9" x 6'10")

Double glazed window to side elevation, heated towel rail, tiled floor, part tiled walls. Suite comprising WC, counter top sink, panelled bath with shower over.

Externally

Side driveway leading, integral garage, side pedestrian access to an enclosed rear garden with a lawned area, patio area & gravelled area. Open views to the rear.

Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

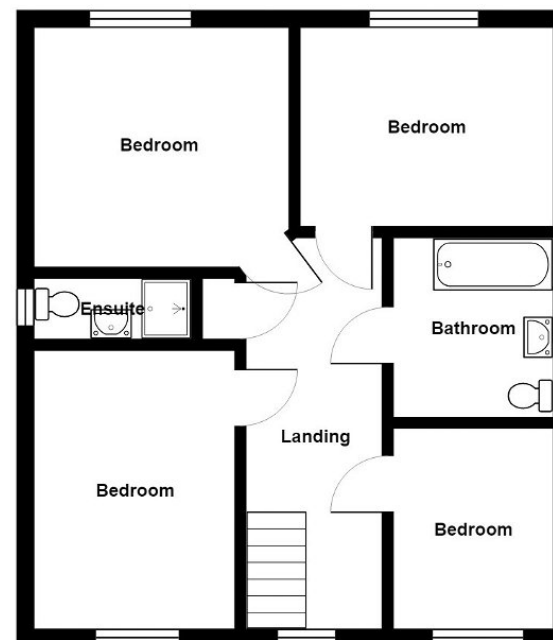
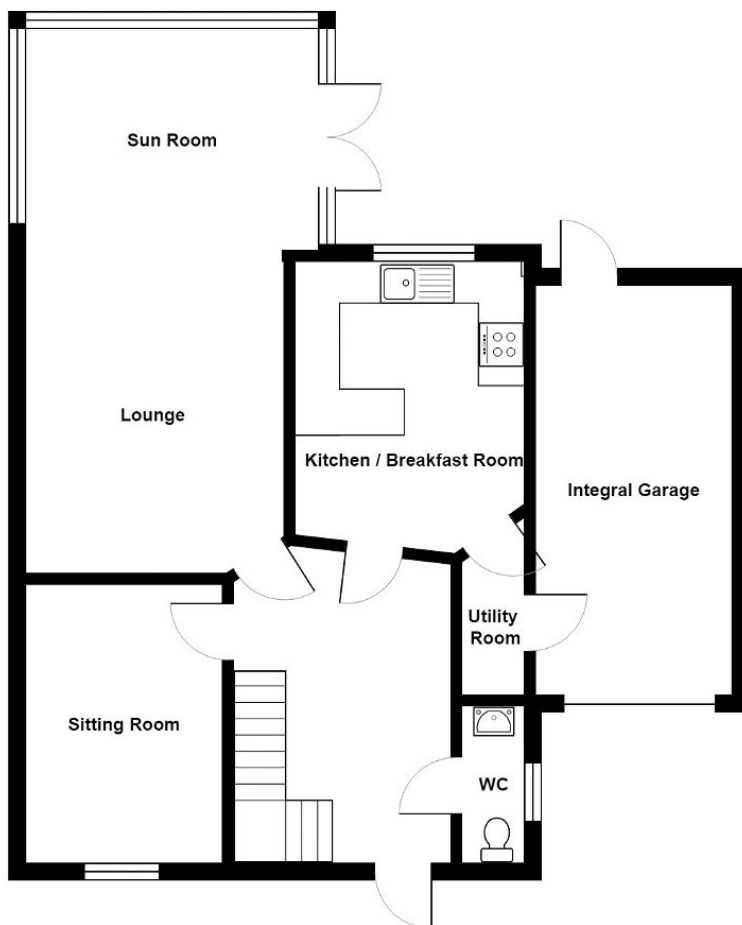
Band E

Directions

From Ammanford, proceed towards the village Penybanc and continue up the hill passing the petrol station on the left hand side, take the next left into Parc Fferws then left again where the property will be located on the right hand side.

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128