



Gilfach Y Gog, Penygroes, SA14

Offers In Region Of £245,000



**Calow Evans**  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Gilfach Y Gog, Penygroes, SA14

A three bedroom detached bungalow situated on a development of similar properties in the village of Penygroes. The property offers good sized accommodation and the former garage has been utilised to provide an utility, laundry room and storage area. There is LPG gas central heating and double glazing to the property. Externally a low maintenance rear garden and off road parking on the drive which is suitable for parking a larger vehicle.

The village of Penygroes offers good basic amenities with out of town retailers located at Cross Hands Industrial Estate. Ease of access to the M4 motorway is via the A48 dual carriageway connection at Cross Hands.





## Entrance Hallway:

Built in airing cupboard with radiator, entrance to loft with drop down ladder, two single panel radiators.

## Lounge:

5.21m x 4.67m (17'1" x 15'4")

Double glazed French doors to rear, double glazed window to side, two single panel radiators.

## Kitchen/Dining Room:

4.6m x 3.1m (15'1" x 10'2")

Double glazed glass panel door to side, double glazed window to rear, fitted with a range of wall and base units, single bowl sink unit and draining board with electric water heater over, single panel radiator.





**Utility Room:**

2.92m x 1.73m (9'7" x 5'8")

Fitted with wall and base units, single bowl sink unit and draining board, plumbing for washing machine, part tiled walls, LPG gas boiler providing domestic hot water and central heating.

**Laundry Room:**

2.95m x 1.7m (9'8" x 5'7")

Former garage , double glazed obscure window to side,

**Storage Room:**

2.92m x 1.91m (9'7" x 6'3")

Former garage with up and over door, electricity and power connected.

**Bedroom One:**

3.76m x 3.07m (12'4" x 10'1")

Double glazed window to front, single panel radiator.

**En-Suite:**

Double glazed obscure window to side, WC, wash hand basin, shower enclosure with tiled splashback.

**Bedroom Two:**

3.05m x 2.46m (10'0" x 8'1")

Double glazed window to side, single panel radiator.

**Bedroom Three:**

3.99m x 2.79m (13'1" x 9'2")

Double glazed window to front, single panel radiator.

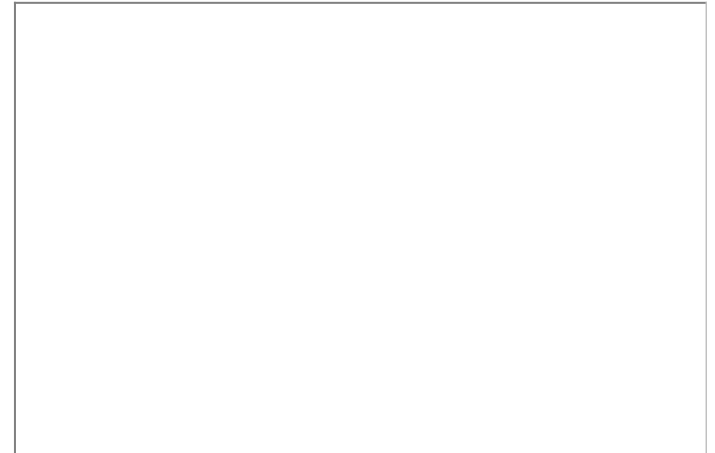
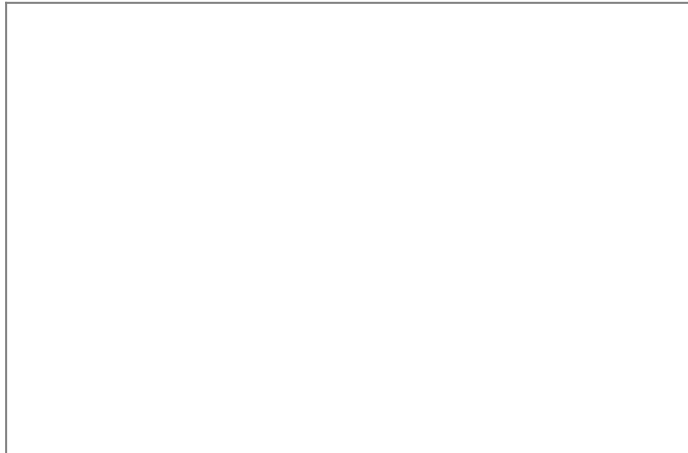
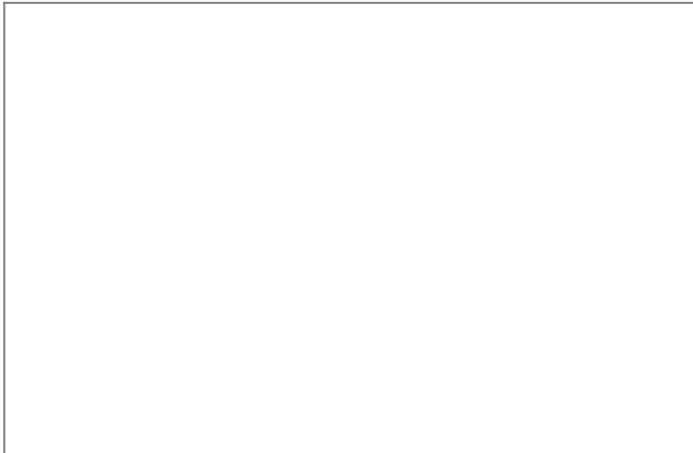
**Bathroom:**

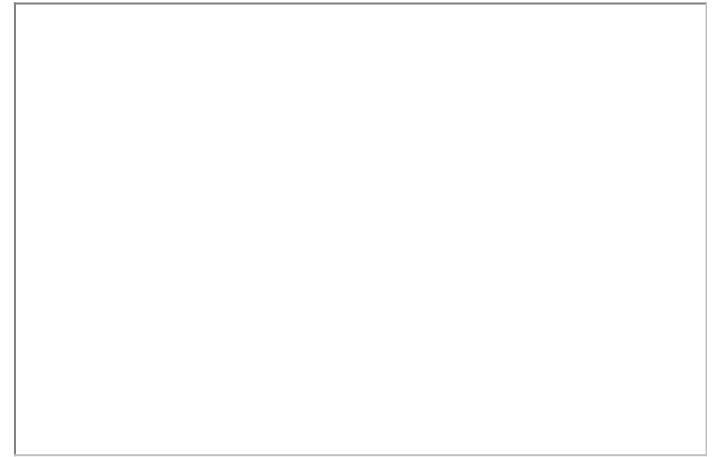
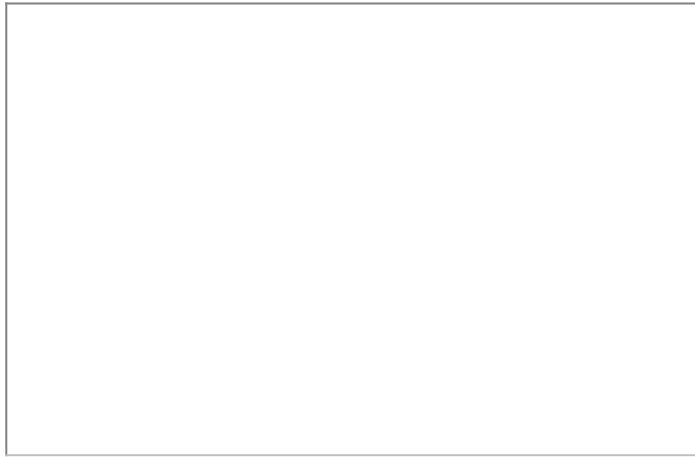
2.87m x 2.01m (9'5" x 6'7")

Double glazed obscure window to rear, suite comprises panelled bath with shower over, WC, pedestal wash hand basin, part tiled walls, single panel radiator.

**Externally:**

Decorative stone front garden with flowers and shrubs, side tarmac driveway providing parking and suitable for parking a larger vehicle, side pedestrian access to an enclosed manageable rear garden, part lawned and paved, timber garden shed and outside tap.





**Services:**

We are advised mains services are connected, LPG gas central heating.

**Tenure:**

Freehold.

**Broadband/Mobile Phone Coverage:**

There is ultrafast broadband and mobile phone coverage in the area.

**Directions:**

From our office in Ammanford proceed to the traffic lights bearing right onto Wind Street. Proceed straight through the traffic lights onto the villages of Penybanc and Tycroes. Take the second right turning after passing the Mountain Gate onto Hendre Road. Go straight through the traffic lights on Capel Hendre Square. Pass the turning for Black Lion Road and continue onto the village of Penygroes. Take the second left turning onto St Davids Way onto Gilfach Y Gog whereby 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.

**Council Tax:**



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128