



**Calow Evans**  
Estate Agents

01269 543128

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

## Gate Road, Penygroes, SA14

Offers In Region Of £230,000

3 1 1



Immaculately presented with panoramic views to the rear are just a few ways to describe this fantastic semi detached property in the village of Penygroes. This three bedroom home enjoys a ground floor cloakroom, first floor shower room and has been exceptionally maintained by the current Vendors. The good size kitchen area benefits from breath-taking mountain views with steps leading down to the well kept rear garden. To the front of the property, there is a tarmacadam driveway providing parking for two vehicles. Viewing is essential to appreciate the views and the quality of this property.

The village of Penygroes offers good basic amenities with a range of facilities located at Cross Hands business park. The main shopping and leisure facilities are located at Ammanford town centre. Ease of access to the M4 motorway is via junction 49 at Pont Abraham.



### Address

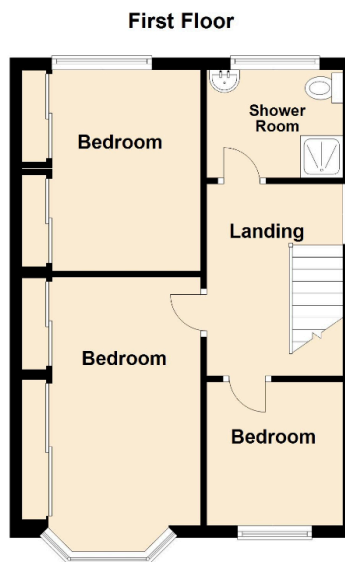
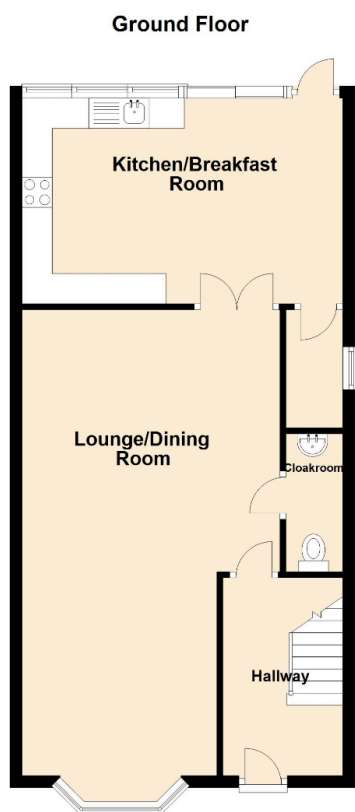
38 College Street,  
Ammanford, SA18 3AF

### Office Contact

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- EER:
- Stunning Mountain Views From Kitchen
- Ground Floor Cloakroom
- Off Road Parking For Two Vehicles
- Ease Of Access to A48 & M4
- Immaculate Three Bedroom Family Home
- Panoramic Views To The Rear
- First Floor Shower Room
- Beautiful Well Kept Garden
- Semi Rural Village Location



Please Note that this plan is for illustrative use only and is not to scale.  
Plan produced using PlanUp.



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