



Parc Fferws, Penybanc, Ammanford, SA18

Offers In Region Of £197,995



Calow Evans
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A modern semi detached home boasting a recently upgraded high specification kitchen situated in a cul de sac location in the village of Penybanc, Ammanford. This three bedroom home enjoys a ground floor cloakroom, first floor bathroom, en-suite to the master bedroom and benefits from double glazing and gas fired central heating (boiler installed in 2022). Externally, the property enjoys a driveway providing ample parking, garage and a low maintenance 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.

Cloakroom:

WC, pedestal wash hand basin.

4.44m x 3.28m (14'7" x 10'9")

Double glazed bay window to front elevation, two single panel radiators, laminate flooring.





Kitchen/Breakfast Room:

5.54m x 2.92m (18'2" x 9'7")

Double glazed French doors & window to rear, fitted with a range of wall & base units, Quartz worktop, breakfast bar, triple oven, microwave oven, induction hob, extractor fan over, sink & draining board with instant hot water tap & waste disposal, wine cooler, BOSH integrated washing machine, NEFF integrated dishwasher, BOSH integrated fridge/freezer, cupboard housing Worcester gas boiler (installed 2022) providing domestic hot water & central heating.

First Floor Landing:

Access to loft, storage cupboard.

Bedroom One:

4.52m x 3m (14'10" x 9'10"/7'9")

Double glazed window to front elevation, double panel radiator.



En-Suite:

Double glazed window to front, heated towel rail, WC, pedestal wash hand basin, shower cubicle with mains shower.

Bedroom Two:

3.4m x 2.95m (11'2" x 9'8"/8'2")

Double glazed window to rear elevation, double panel radiator, laminate flooring.

Bedroom Three:

2.92m x 2.03m (9'7" x 6'8")

Double glazed window to rear, double panel radiator.



Bathroom:

Suite comprising panelled bath, WC, pedestal wash hand basin, tiled walls & floor, heated towel rail.

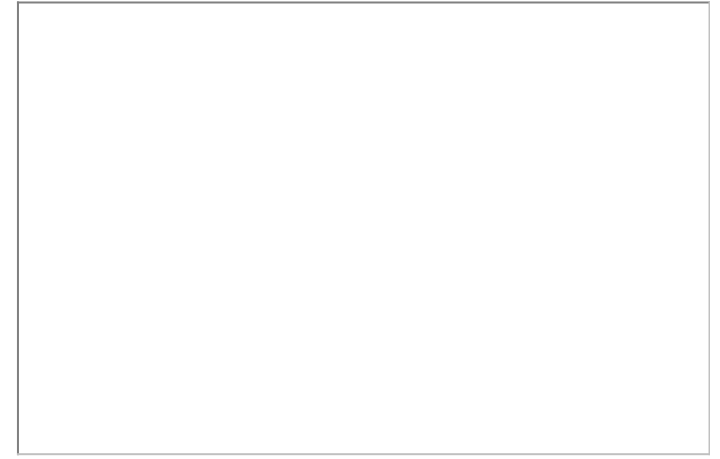
Externally:

Tarmacadam driveway providing ample parking leading to a garage with up and over door, lawned area to the front, side pedestrian access to an enclosed low maintenance rear garden consisting of a paved patio area, gravelled area, storage shed, hot tub (through separate negotiation).

Services:

We are advised that mains services are connected.





Council Tax:

Band C

Tenure:

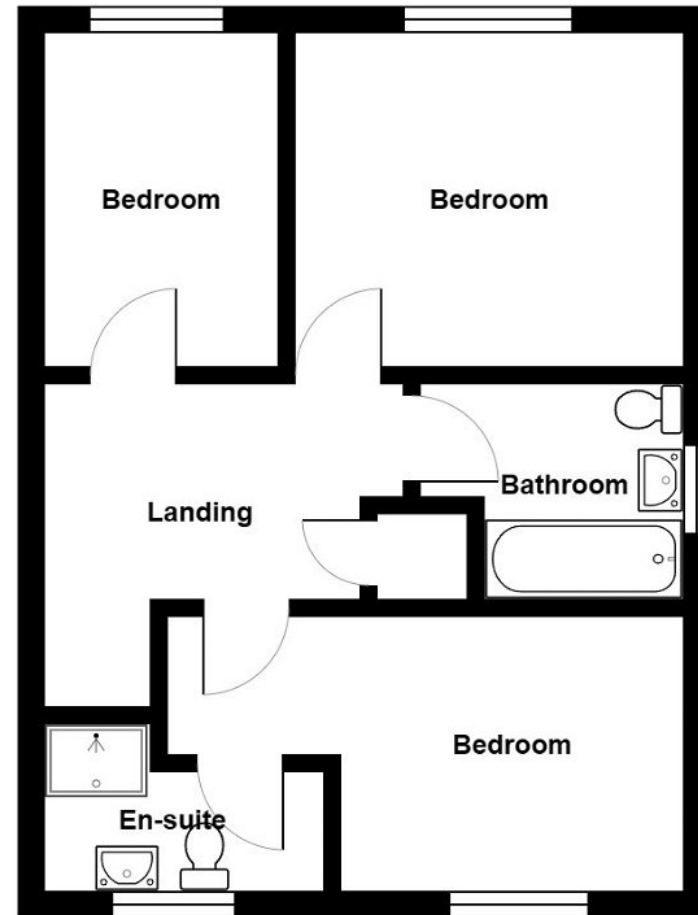
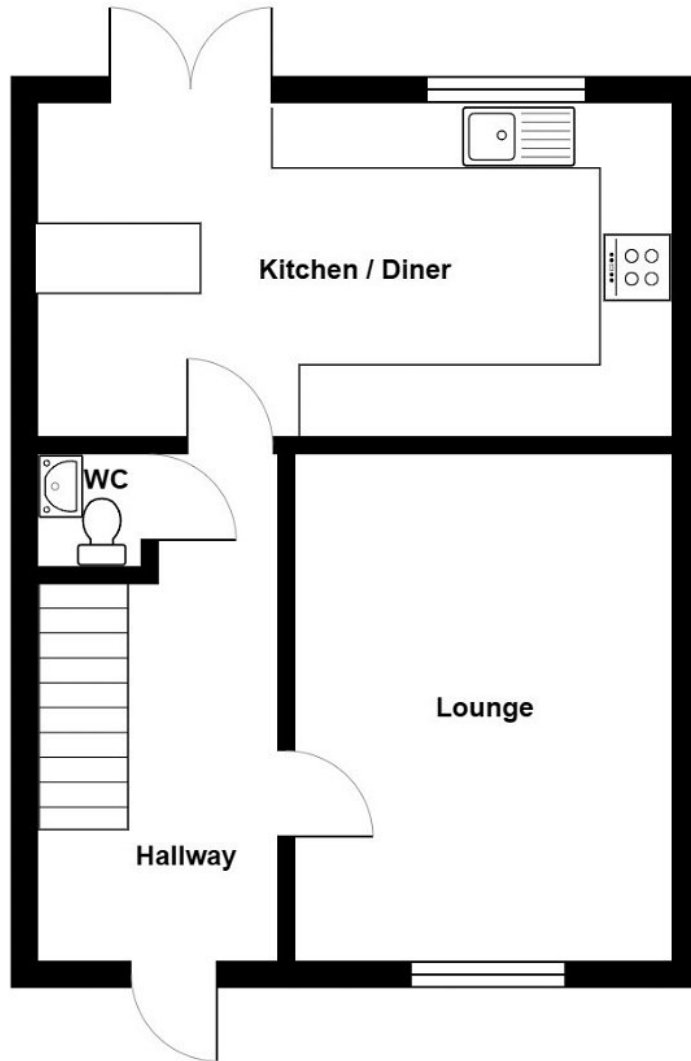
Freehold.

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 far left at the end of the cul de sac.

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.



Address

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Office Contact

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