



80 Gate Road, Penygroes, Llanelli, SA14 7RL

£149,950



Calow Evans  
Estate Agents

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

## 80 Gate Road, Penygroes, Llanelli, SA14 7RL

A traditional semi detached property situated in the village of Penygroes. An ideal renovation project this potential family home enjoys three bedrooms and a ground floor bathroom. The property benefits from oil fired central heating and double glazing. Externally, there is on street parking to the front with potential for off road parking STPP and an enclosed rear garden.

The village of Penygroes offers good basic amenities with out of town retailers located at Cross Hands business park. Easy access to the M4 motorway would be via junction 49 at Pont Abraham.





## Entrance Hall

## Lounge/ Kitchen

6.83m x 4.62m (22'5" x 15'2")

Double glazed window to front, double glazed window to rear, Two double panelled radiators, stairs to first floor, partly laminate and partly tiled floor, fireplace with log burner, some wall and base units.

## Utility Room

3.1m x 1.09m (10'2" x 3'7")

Space and plumbing for washing machine, Back door.





## Bathroom

1.98m x 2.92m (6'6" x 9'7")

Wash hand basin in vanity cupboard, WC, over shower bath with Laminate splashback, towel rail, double glazed window to side and to the rear.

## First Floor Landing:

## Bedroom 1

3.78m x 4.7m (12'5" x 15'5")

Two double glazed window to front, double panelled radiator.



## Bedroom 2

3.53m x 2.95m (11'7" x 9'8")

Double glazed window to rear, double panelled radiator.

## Bedroom 3

3.28m x 2.95m (10'9" x 9'8")

Double glazed window to rear, double panelled radiator.

## Externally

Small area filled with chippings surrounded by a low wall, pedestrian access to side, concrete area to the rear with some steps to a raised lawn area.



## Services

We are advised that mains services are connected. Oil fired central heating

## Tenure

Freehold

## Council tax

Band C



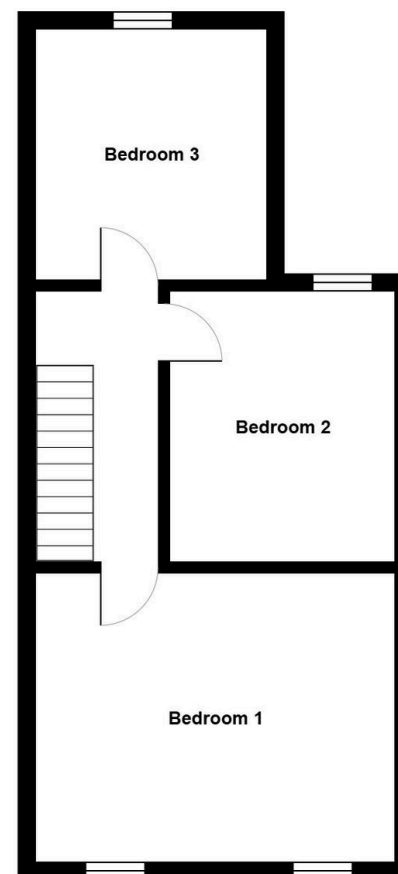
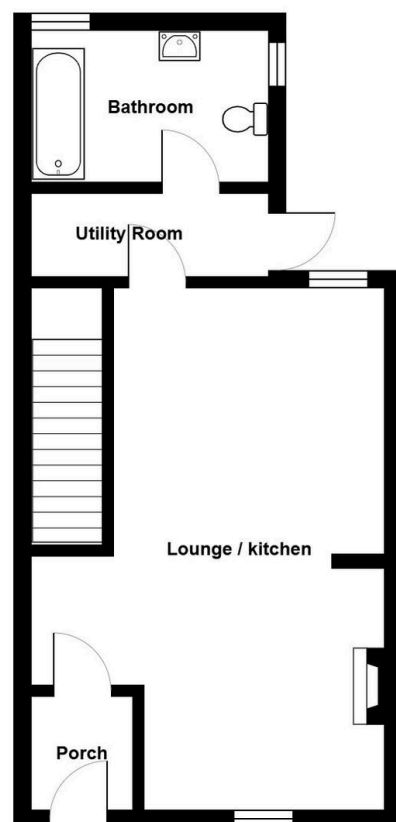


## Broadband/ Mobile Coverage

Ultrafast broadband and mobile coverage is available in the area.

## 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

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Ammanford, SA18 3AF

### Office Contact

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