



Bryncwar Road, Llanelli, SA14 7PG

Offers In Region Of £159,950



Calow Evans
Estate Agents

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Bryncwar Road, Llanelli, SA14 7PG

Situated on a side road in the village of Penygroes is this traditional semi detached property. The property enjoys three bedrooms and a first floor bathroom and benefits from a fairly level and generous size garden with a detached garage to the rear along with potential for parking to the front (subject to the necessary consents). There is LPG gas central heating (with exception of the third bedroom) and double glazing.

The village of Penygroes offers good basic amenities to include a primary school 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.





Accommodation:

Entrance Hallway

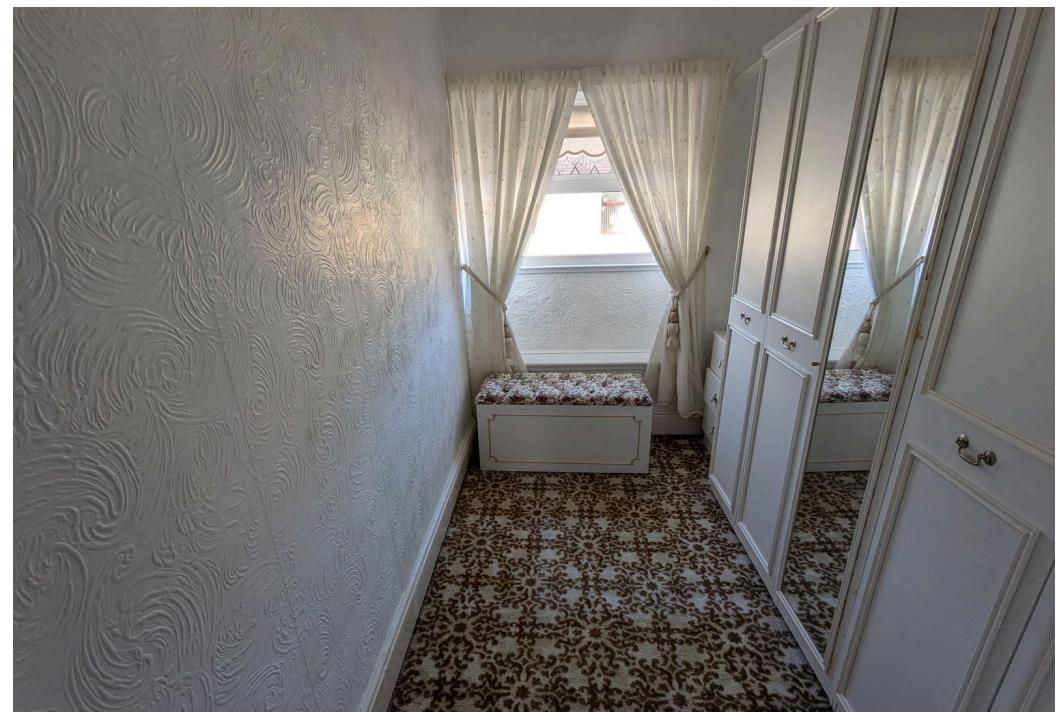
Single panel radiator, under stairs storage cupboard.

Lounge/Diner

6.43m x 3.4m (21'1" x 11'2"/8'4")

Double glazed window to front & rear, single panel radiator, double radiator, gas fire with back boiler (please





Kitchen

3.94m x 2.97m (12'11" x 9'9")

Double glazed window & door to side, single panel radiator, fitted with wall & base units, built in electric oven & hob, extractor fan over, plumbing for washing machine, stairs to first floor.

Rear Porch

Double glazed door to rear.

Landing

Bedroom One

3.96m x 2.77m (13'0" x 9'1")

Double glazed window to rear, single panel radiator.

Bedroom Two

3.53m x 2.62m (11'7" x 8'7")

Double glazed window to front, single panel radiator.

Bedroom Three

2.57m x 1.83m (8'5" x 6'0")

Double glazed window to front. Please note there is no radiator in this room.

Bathroom

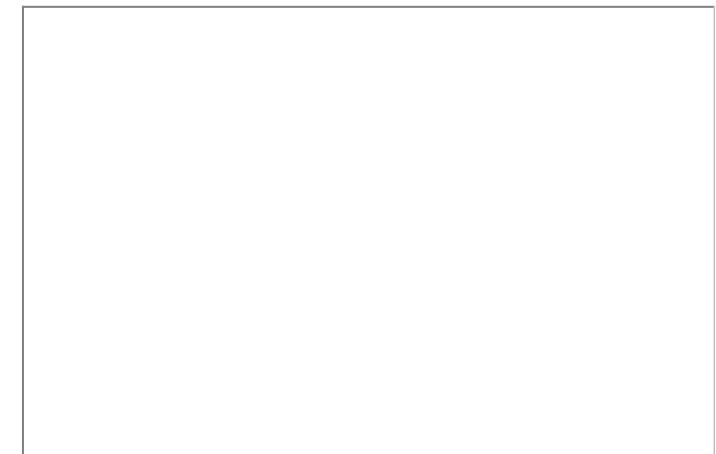
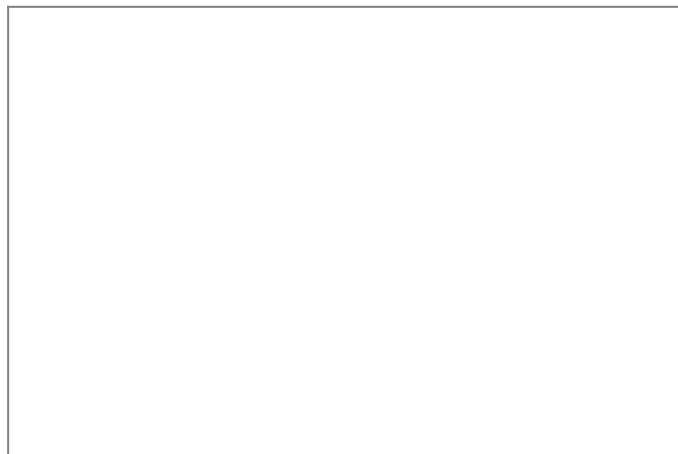
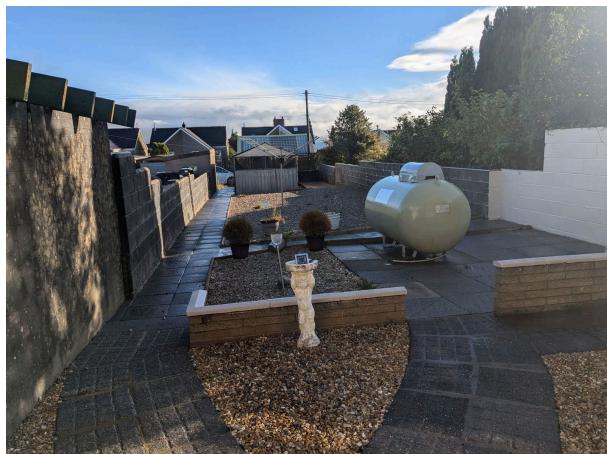
Double glazed window to rear, storage cupboard housing hot water tank, suite comprising panelled bath, pedestal wash hand basin, WC, single panel radiator.

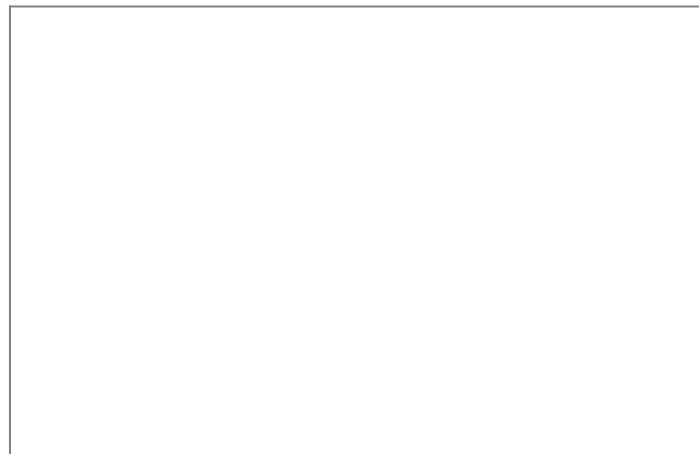
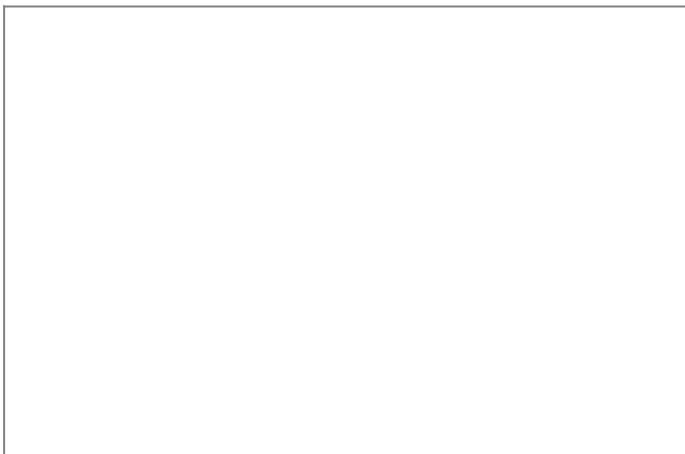
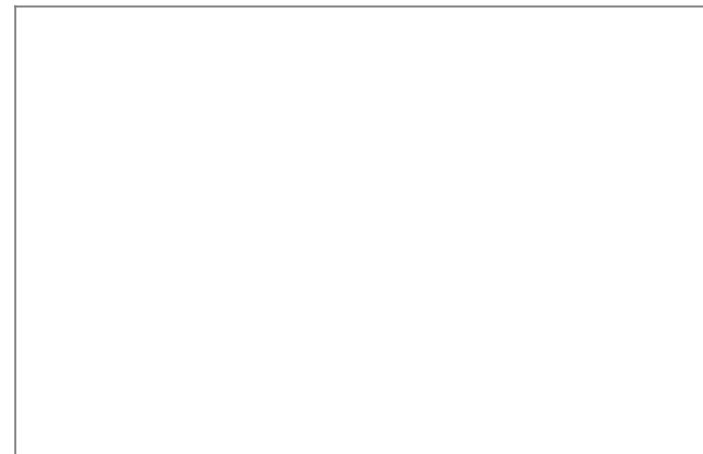
Externally

Potential for off road parking to the front (subject to the necessary consents), side pedestrian access to an enclosed and fairly level low maintenance rear garden comprising gravelled & paved patio areas, storage shed with a further storage shed to the rear, detached garage, LPG gas tank.

Services

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





Council Tax

Band C (tbc)

Tenure

Freehold

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

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