

199 Penybanc Road, Ammanford, SA18 3QP



Offers in the region of £179,950



- Deceptively Spacious Detached House
 - Well Presented
 - 3 Large Bedrooms
 - 2 Reception Rooms
- Side Parking for Several Vehicles
- Enclosed Private Rear Garden
 - EPC - D59

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1 College Street, Ammanford, Carmarthenshire, SA18 3AB T: 01269 597949 E: ammanford@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Llanelli, Tel: 01554 777007 E: llanelli@mallard-properties.co.uk



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PROTECTED

Mallard has pleasure in offering For Sale this deceptively spacious, well presented property located within the small village of Penybanc, on the outskirts of Ammanford town centre with all its amenities for shopping and leisure facilities. The accommodation comprises entrance hall, lounge, dining room, kitchen, breakfast room and cloakroom on the ground floor with 3 large bedrooms and family bathroom located on the first floor. Externally there is front garden, side parking area for several vehicles and private enclosed rear garden. The property benefits from gas fired central heating and uPVC double glazing. EPC - D59

Ground Floor

Entrance door leading to.....

Entrance Hall

With radiator, dado rail, stairs to first floor set back from the entrance.

Dining Room/Reception Room

8'11" x 12'0" (2.74 x 3.66)

With feature alcoves with built-in cupboards, double radiator and window to the front of the property.

Lounge

10'11" x 10'11" (3.35 x 3.35)

With feature alcoves, radiator and window to the rear of the property.

Kitchen

10'11" x 10'0" (3.35 x 3.05)

With a modern range of base and wall units, modern grey worktop, single bowl sink unit with mixer taps, radiator, electric oven and hob with extractor over, part tiled walls, gas boiler providing domestic hot water and central heating, plumbing for automatic washing machine and window to the side of the property.

Breakfast Room

6'0" x 12'0" (1.83 x 3.66)

With radiator door and window to the rear of the property.

Cloakroom

With low level flush WC, wash hand basin, radiator and window to the rear of the property.

First Floor

With hatch to roof space.

Bedroom 1

10'11" x 14'0" (3.35 x 4.27)

With radiator and window to the side of the property.

Bedroom 2

10'0" x 10'11" (3.05 x 3.35)

With radiator and window to the rear of the property.

Bedroom 3

10'11" x 10'11" (3.35 x 3.35)

With radiator and window to the front of the property.

Family Bathroom

6'0" x 8'0" (1.83 x 2.44)

With low level flush WC, pedestal wash hand basin, bath with overhead shower unit, radiator, extractor fan, part tiled walls and window to the front of the property.

External

Front

With gated entrance leading to front entrance door, pedestrian access via a path to the side and rear of the property, and access to side parking area for several vehicles.

Rear

With large, well maintained enclosed garden mainly laid to lawn, vegetable patch, shed, gravelled area.

Council Tax

- Band D

Services

Mains gas, electricity water and drainage.

NOTE

All photographs have been taken with a wide angle lens camera.

NOTE

Any appliances and services listed on these details have not been tested.

VIEWINGS


By appointment with the selling agent on 01269 597949 or email ammanford@mallard-properties.co.uk


FACEBOOK

Follow us on facebook, www.facebook.com/Mallard Estate Agent.

Directions

Leave Ammanford on Wind Street, proceed through the traffic lights towards Penybanc, continue up the hill and just before the "sleeping policemen" the property can be found on the right hand side, identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.