

Ref: Open58

50 Penybanc Road, Ammanford, Carmarthenshire, SA18 3QS

Detached 3 Bedroom Chalet Bungalow with Single Garage and Car Port

M4 only 4 miles, Llandeilo 8 miles, Carmarthen 15 miles, Swansea 15 miles



Set in popular South West Wales and within walking distance of all town amenities. This attractive detached 3 Bedroomed Chalet Bungalow believed to have been built in the 1960's of traditional construction under a tiled roof, offers spacious accommodation which would benefit from some cosmetic updating.

Detached Residence – Ground Floor: Entrance Porch, Entrance Hall, Kitchen/Breakfast Room, Conservatory, Lounge/ Dining Room, Sitting Room, Double Bedroom, Bathroom. First Floor: 2 Double Bedrooms, Cloakroom. Double glazing and Mains Gas central heating. (E.E.R: D)

Garage with Car Port.

Gardens - Good size but manageable gardens. Lawns front and rear, and off road parking for 3/4 vehicles.

Location – In a popular location with a general convenience store close-by. Further afield, but within walking distance, the town of Ammanford with all usual town amenities and schools. Llandeilo is 8 miles away. Carmarthen, 15 miles, and Swansea, 15 miles distant, with general hospitals, excellent shopping and leisure facilities, bus and rail links, etc. The M4 being only 4 miles to the south. The magnificent landscapes of Brecon Beacons National Park and the Valleys are within easy driving distances as are the golden beaches of the timeless Gower Peninsula.

Price Guide: £129,950 No Onward Chain

THE ACCOMMODATION:

Ground Floor –

- ENTRANCE PORCH:** 7' x 3'8". uPVC partially glazed front door leads into the porch, window to the side and door to the rear (leading to the rear garden). Fully glazed entrance door with glazed panels to the side, leads into the Entrance Hall.
- ENTRANCE HALL:** 11'6" x 5'10" (including stairwell). Staircase to the first floor (fitted stannah chair lift), window facing into the front porch, and doors off to the accommodation as follows:
- KITCHEN/BREAKFAST ROOM:** 12' x 11'6". Range of wall and base units with work surface over. Cupboard housing the recently installed mains Gas boiler. Twin bowl stainless steel sink with single drainer. Electric cooker control point, cooker, upright fridge/freezer, washing machine, dishwasher. Window and glazed door into the conservatory.
- CONSERVATORY:** 12' x 9'10". Polycarbonate roof, windows on three sides, patio doors to the rear patio and garden.
- From the entrance hall, doors to:
- SPLIT LEVEL LOUNGE/DINING ROOM:** 21'6" x 10'10". Most attractive room, to the lower level a fireplace with timber mantle and surround, housing an electric 'coal effect' fire. Fully glazed door, with window panels to the side, leads out to the rear patio and garden. To the upper level, window to the side aspect, French doors to the front Sitting Room.
- SITTING ROOM:** 13'10" x 10'10". Stone faced fireplace and chimney breast housing an electric 'coal effect' fire. Window to the front.
- BEDROOM 1:** 11'3" x 9'. Window to the front.
- BATHROOM:** 8' x 7'8". Coloured suite comprising bath, pedestal wash hand basin, W.C. Large shower enclosure. Tiled walls. Window to the side.

First Floor –

- LANDING:** The staircase with stannah chair lift, from the entrance hall leads up to the first floor landing with Velux roof light to the side aspect. Doors off to the following rooms:
- BEDROOM 2:** 11'10"x 9'10". Window to the front. Built in mirror fronted wardrobes with dressing table and drawers. Cupboard door to Eaves storage space.
- BEDROOM 3:** 13' x 9'10". Window to the rear. Built in wardrobes and cupboards. Loft access.
- CLOAKROOM:** 5' x 4'10". Wash hand basin and W.C. Heated towel rail. Half tiled walls, extractor fan.

N.b. Floor plans can be found at the end of these particulars (pages 5 & 6)

EXTERNALLY:

THE APPROACH:

The property is set back off the A483 road, with a tarmac driveway providing off road parking for two vehicles and once beyond the wrought iron gates, a further parking area for two more vehicles.

GARAGE:

Adjacent to the bungalow, a single garage with an up and over aluminium door. Adjoining the bungalow and garage a car port provides a useful covered area.

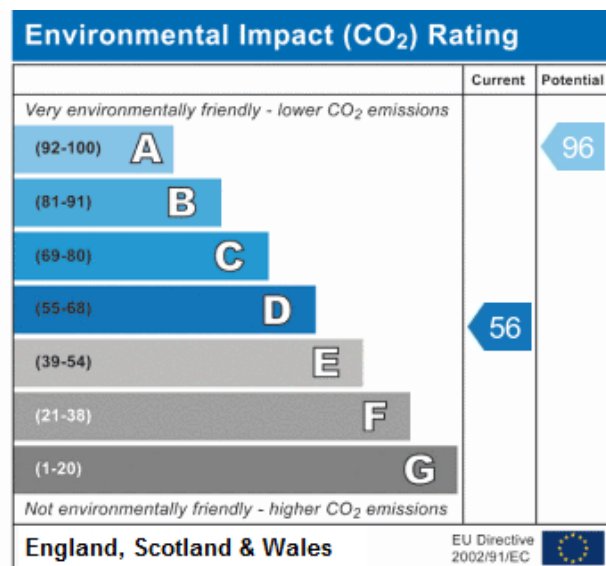
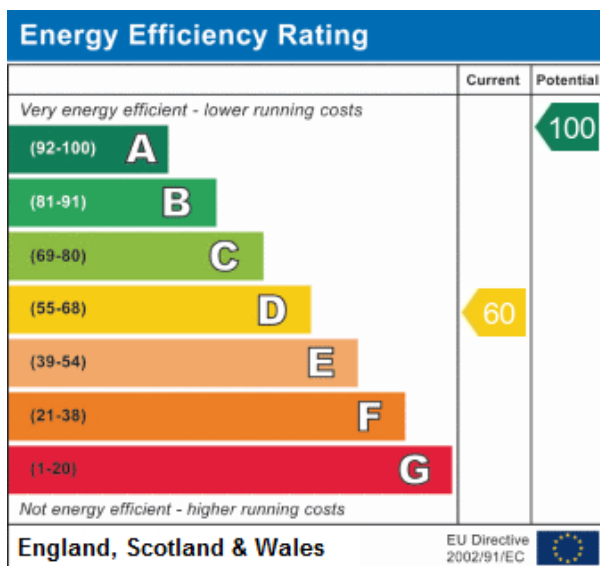
GARDEN:

To the front, bound by a dwarf wall, a front terrace and lawn with pathway and concrete ramp leading around to the rear patio's and garden.

At the rear the property's south-facing patio's provide various seating areas and again for ease of mobility a ramp has been installed for wheelchair use.

Beyond the patio's are two areas of lawn, being partially screened with mature shrubs and trees and various borders, all in all a good size enclosed garden with space to create a vegetable garden or install a greenhouse.

ENERGY PERFORMANCE:



SERVICES:

We understand that the property is connected to mains water, mains electricity, mains drainage and has main gas central heating (new boiler installed). Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band "D" (Carmarthenshire County Council)

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

By appointment with **PROFILE HOMES**

Tel: 01550 777790

Email: contact@profilehomes.com

Website: www.profilehomes.com



NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

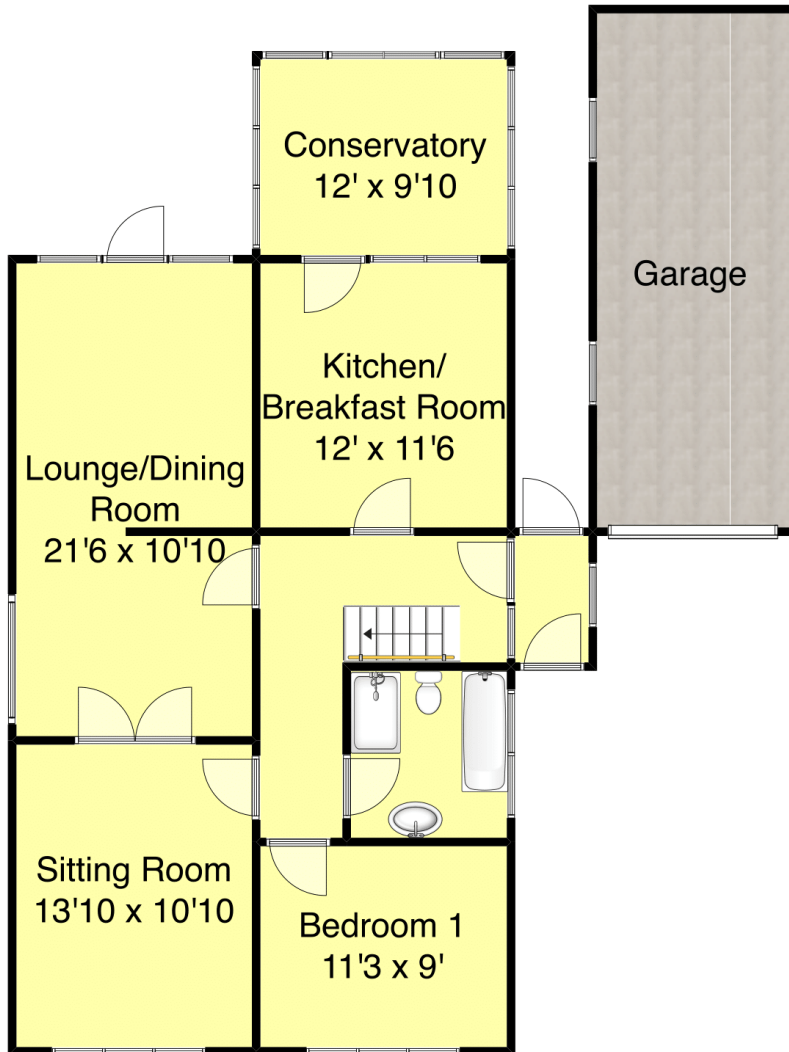
PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

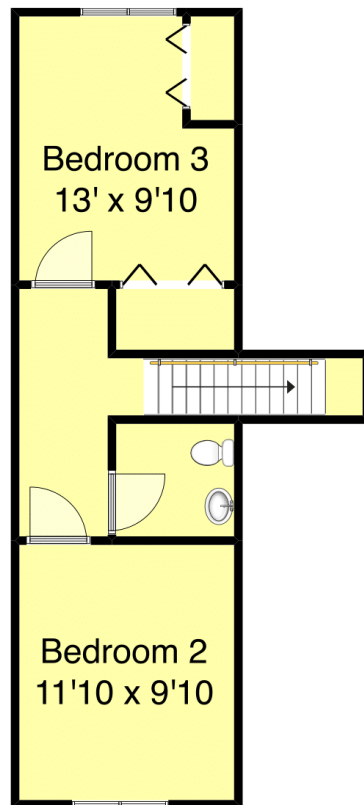
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Ground Floor

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First Floor