Anna Ashton
ESTATE AGENTS









64 Penybanc Road, Ammanford, Ammanford, SA18 3QS

Offers in the region of £145,000

- Mid terrace house
- 2 reception rooms
- uPVC double glazing
- Rear garden
- 3 bedrooms
- Gas central heating
- Off road parking

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
with stairs to first floor, radiator and textured ceiling.

Sitting Room
10'10" x 12'5" (3.32 x 3.80)



with fireplace, radiator, textured ceiling and uPVC double glazed window to front.

Lounge
12'10" x 12'11" (3.92 x 3.94)



with fireplace, under stairs cupboard, radiator, textured ceiling and uPVC double glazed window to rear.

Kitchen
9'7" x 8'1" (2.93 x 2.48)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with monobloc tap, extractor fan, plumbing for automatic washing machine, radiator, textured ceiling and uPVC double glazed window to side.

Rear Hall
3'5" x 8'7" (1.05 x 2.64)
with built in cupboard and uPVC double glazed entrance door to side.

Wet Room
6'1" x 7'7" (1.86 x 2.33)



with low level flush WC, pedestal wash hand basin, electric shower, radiator, tiled walls, textured ceiling and uPVC double glazed window to rear.

First Floor

Landing
with hatch to roof space and textured ceiling.

Bedroom 1
10'11" x 16'2" (3.33 x 4.95)



with radiator, textured ceiling and 2 uPVC double glazed windows to front.

Bedroom 2
13'0" x 10'2" (3.98 x 3.12)



with feature fireplace, radiator, textured ceiling and uPVC double glazed window to rear.

Bedroom 3
10'0" x 8'2" (3.07 x 2.51)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator, textured ceiling and uPVC double glazed window to side.

Outside



with off road parking for 2 cars to front, enclosed rear garden with outside tap, pedestrian right of way to the rear, lawned garden, garage and right of way vehicular access behind.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains

Heating: Gas
Broad Band Speed: Download: 1800 mbps
Upload: 220 mbps
Mobile coverage: Vodafone: 79% EE: 78%
3: 66% o2: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Very low risk in all aspects
Rights and Easements: Pedestrian right of way access
Restrictions: None

Council Tax

Band B

NOTE

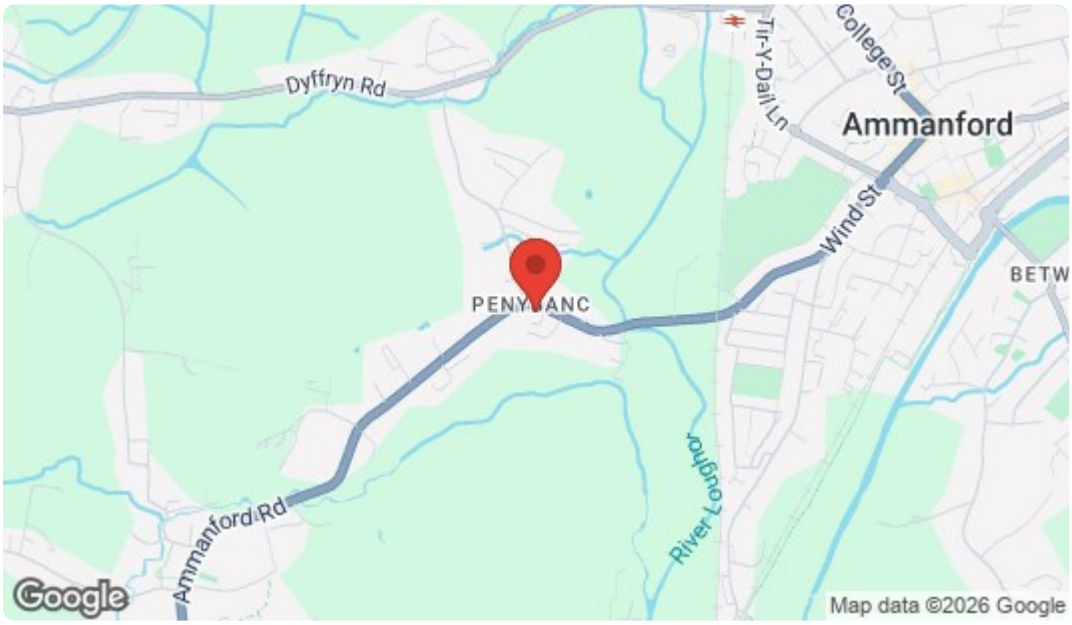
All internal photographs are taken with a wide angle lens.

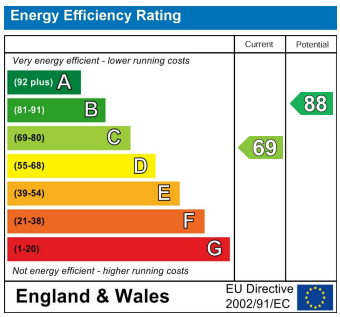
Directions

Leave Ammanford on Wind street and proceed straight over the roundabout, follow the road for approximately half a mile and the property can be found on the left hand side, identified by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.