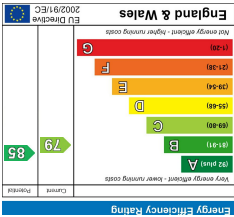
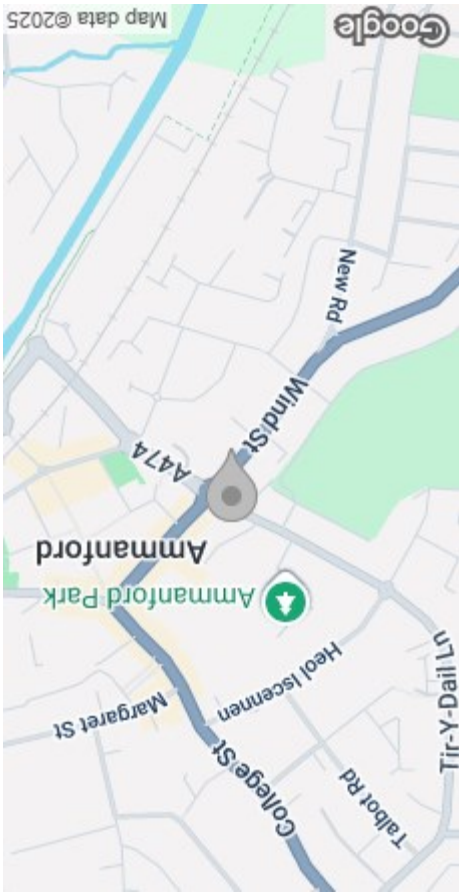


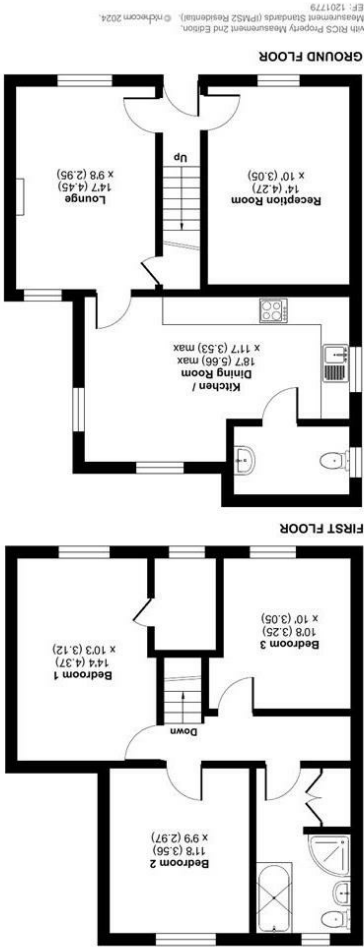
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



2 Penybanc Road
, Ammanford, SA18 3EA
Offers Around £245,000



GENERAL INFORMATION

Welcome to this 3-bedroom detached family home located on Penybanc Road, just a stone's throw away from Ammanford Town Centre. This property boasts two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

As you step inside, you'll be greeted with two receptions room before heading into the open-planned kitchen/dining room, perfect for creating delicious meals and hosting dinner parties. The property also features a well-maintained bathroom, ensuring convenience for you and your family. Situated on the outskirts of Ammanford, this home providing easy access to all amenities.

With good road links nearby, commuting to work or exploring the picturesque surroundings will be a breeze. Don't miss out on the opportunity to make this your new home. Contact us today to arrange a viewing.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
14'7" x 9'8" (4.45m x 2.95m)

Reception Room
14'0" x 10'0" (4.27m x 3.05m)

Kitchen/Dining Room
18'6" max x 11'6" max (5.66m max x 3.53m max)

W.C

First Floor

Landing



Bedroom 1
14'4" x 10'2" (4.37m x 3.12m)

Bedroom 2
11'8" x 9'8" (3.56m x 2.97m)

Bedroom 3
10'7" x 10'0" (3.25m x 3.05m)

Family Bathroom with
additional shower cubicle

Parking
Parking for 2 cars to the rear

Council Tax Band = D

EPC = C

Tenure
Freehold

Services
Mains gas, electricity, sewerage and water (billed)
Mobile - There are no known issues with mobile coverage using the vendors current supplier.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

