



Waterloo Road, Penygroes, SA14 7RB

Offers In Region Of £350,000



**Calow Evans**  
Estate Agents

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## Waterloo Road, Penygroes, SA14 7RB

Step inside this immaculately presented home and enjoy the inviting sunroom at the rear, which features French doors that lead to a generous garden, perfect for entertaining and al fresco dining. The thoughtfully designed outdoor space includes a summer house, ideal for various uses, enhancing your lifestyle options. The front driveway provides ample parking for you and your guests. Additionally, the owners have indicated that the solar panels installed on the property produce a significant income (please contact our office for more details). Don't miss the opportunity to see this remarkable property in person—viewing is essential to appreciate all it has to offer!







## Accommodation:

### Entrance Vestibule

Laminate flooring, airing cupboard.

### Entrance Hall

Laminate flooring, airing cupboard, storage cupboard, two radiators, access to loft with pull down ladder, power connected & Worcester boiler providing domestic hot water & central heating.









## Lounge

4.55m x 4.5m (14'11" x 14'9")

Double glazed arch feature window to rear, modern electric fire place, two radiators, double doors to Sun room.

## Kitchen/Dining Room

7.44m x 4.32m (24'5" x 14'2"/10'4")

Stable style door to side, luxury vinyl flooring fitted with a 'Leekes' kitchen, range of wall & base units, integrated 'Neff' dishwasher, 'Neff' double oven, induction hob, extractor fan over, sink & draining board unit with instant hot water tap, column radiators, double doors to:

## Sun Room

5.74m x 3.73m (18'10" x 12'3")

Three skylights to ceiling, double glazed windows & French doors to rear, two radiators, log burner, luxury vinyl flooring.



## Bedroom One

3.56m x 3.38m (11'8" x 11'1"/9'2")

Double-glazed window to front, radiator, laminate flooring, fitted wardrobes.

## Ensuite

Double glazed window to side, WC, wash hand basin in vanity unit, shower enclosure with mains shower, tiled floor.

## Bedroom Two

3.56m x 3.23m (11'8" x 10'7"/8'4")

Double glazed window to front, radiator, fitted wardrobes, laminate flooring.



## Bedroom Three

3.07m x 2.97m (10'1"(to alcove) x 9'9")

Double glazed window to front, laminate flooring, radiator.

## Bedroom Four

2.51m x 2.16m (8'3"/6'2" x 7'1")

Double glazed window to side, laminate flooring, radiator.

## Bathroom

2.39m x 1.93m (7'10" x 6'4")

Double glazed window to side, heated towel rail, suite comprising panelled bath, WC, sink in vanity unit.





## Utility Room

Stable style door to rear, double glazed window to rear, fitted with shelving, plumbing for washing machine, space for dishwasher, storage cupboard, four lath pulley clothes airer, access to loft with pull down ladder.

## Shower Room

Double panel radiator, WC, wash hand basin in vanity cupboard, shower enclosure with mains shower, tiled floor, tiled walls.

## Externally

Tarmacadam driveway to the front providing ample parking and turning area, lawned area, side pedestrian access to a fairly level and beautiful landscaped garden comprising resin patio area, gravelled area, raised flower beds with an abundance of shrubs, summer house, block built storage shed, external power points to front & rear, outside tap, three water butts.



## Summer House

Potential for various uses such as home office/ craft room, power connected, work top bench, spot stable doors.

## Services

We are advised that mains services are connected. Mains gas central heating. The property also benefits from solely owned solar panels with a profitable return each year.

## Tenure

Freehold

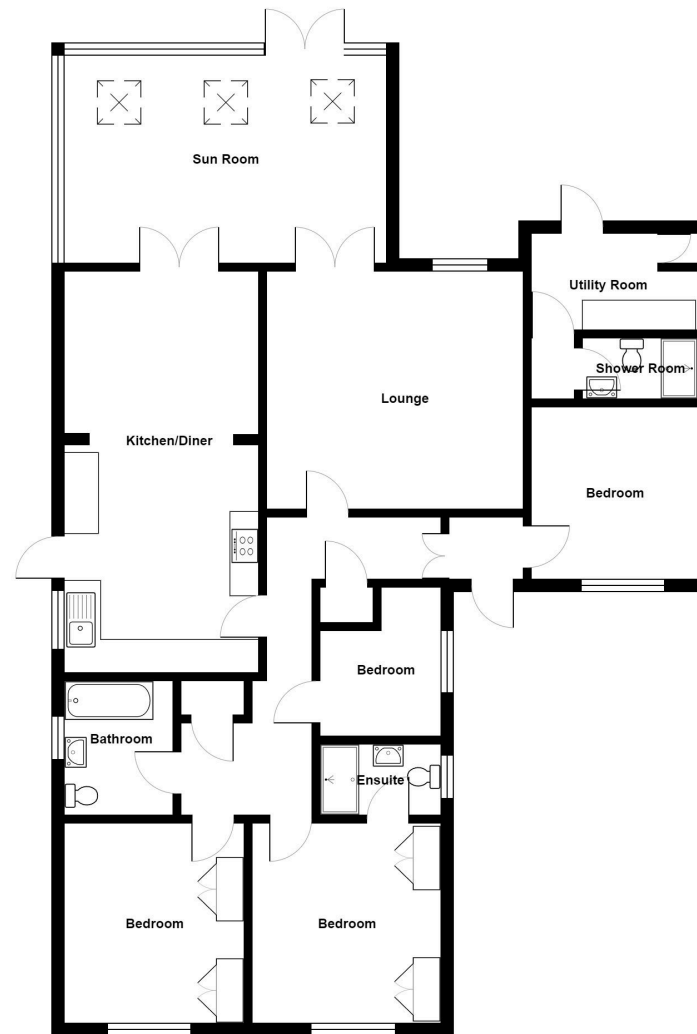


## Council Tax

Band E

## 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



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**Office Contact**

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