



Waterloo Road, Penygroes, SA14 7RB

Offers In Region Of £350,000



Calow Evans
Estate Agents

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Waterloo Road, Penygroes, SA14 7RB

A beautiful and spacious bungalow which has been gracefully upgraded by the current Vendor's to a high standard. Currently a four bedroom home, this versatile property offers potential to convert part of the property to a self contained annexe (subject to the necessary consents). This immaculately presented bungalow enjoys a sun-room off the rear with French doors opening out on to a generous size rear garden which has been carefully designed for entertaining and al-fresco dining along with a Summerhouse. There is driveway to the front offering ample parking. We have been advised by the Vendor's that the owned solar panels generate a good income (please contact the office for more information). Viewing is essential to appreciate what this property has to offer.





Accommodation:

Entrance Vestibule

Laminate flooring, access to loft, airing cupboard.

Entrance Hall

Access to loft, laminate flooring, airing cupboard, storage cupboard, two radiators.





Lounge

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

Double glazed 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, Karndean 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, Karndean 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 wall & base unit, plumbing for washing machine, storage cupboard.

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, storage shed, external power point, outside tap.



Services

We are advised that mains services are connected. Air Source Heat Pump supplies heating and domestic hot water. 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



Address

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Office Contact

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