

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**14 Pentwyn Road, Ammanford, Carmarthenshire. SA18 2EY**



**PETER MORGAN**

**£325,000**

## Main Features

- Detached Family Home
- Presented To A High Standard
- Off Road Parking
- Freehold
- EPC - E
- Convenient Location
- Gas Central Heating
- Three Bedrooms
- Council Tax Band - D
- Need A Mortgage? We Can Help!

## General Information

This well-presented detached house features three bedrooms and two bathrooms, making it an ideal family home. The property is designed with practicality in mind, offering two reception rooms that provide ample space for living and entertaining. The house is equipped with double-glazed windows, gas heating and log burner, ensuring comfort throughout the year. The parking facilities include a driveway that comfortably accommodates vehicles. Upon entering the house, residents are greeted by a welcoming atmosphere that flows throughout. The layout includes a functional kitchen connected to a dining area, ideal for family meals and gatherings. The reception rooms are designed to offer flexibility for different arrangements, catering to various lifestyle needs. The house also features multiple storage options.

Convenience is a key highlight of this location, with several amenities within close proximity. Residents can enjoy quality coffee at a nearby coffee roaster and access essential supplies at a local supermarket, providing opportunities for outdoor activities and leisure time also within a short distance to primary and secondary schools and Ammanford Town centre and overlooking the large Betws Park. Nearby access to extensive national cycle routes and scenic fishing / rivers, lakes and water sports facilities, short distance to Football, Rugby, Bowls, Cricket clubs.

The property is situated in a vibrant community at the base of Brecon Beacons National Park, with various services and facilities nearby. Public transportation routes are easily accessible and easy access to the M4 corridor, allowing for straight forward travel to surrounding areas. Overall, this property presents a

balanced lifestyle for anyone seeking both comfort and convenience in their living environment.

Similar distance to Neath, Carmarthen, Swansea/Gowerton and Llanelli/Pembrey Country Park.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Porch

Tiled flooring.  
Door to;

### Hallway

Carpeted flooring, radiator and stairs to the first floor.

### Dining Room

uPVC double glazed window to front aspect, carpeted flooring, radiator and feature fireplace.

### Lounge

uPVC double glazed window to rear aspect, radiator, log burner and understairs cupboard.

### Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to side aspect, space and plumbing in place for washing machine, space for fridge freezer, gas hobs with hood over, gas oven, laminate flooring and radiator.

## Bathroom

Comprising of a low level WC, panelled bath with shower over and wash hand basin. uPVC double glazed window, tiled flooring, tiled walls and heated chrome towel rail.

## FIRST FLOOR

### Landing

uPVC double glazed window to rear aspect, carpeted flooring, radiator and access to the loft above.

### W.C.

Comprising of a low level WC. uPVC double glazed window, tiled walls and carpeted flooring.

### Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

### Bedroom One

uPVC double glazed window to front aspect, carpeted flooring and radiator.

### Bedroom Three

uPVC double glazed window to front aspect, carpeted flooring and radiator.

## EXTERNALLY

## Gardens

A side shared driveway having access to garage/workshop.

A landscaped enclosed rear garden, backing onto playing fields, with purpose built wooden cabin currently used as bar. With a mixed of raised patio, matured shrubs and access to the front garden.

## Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

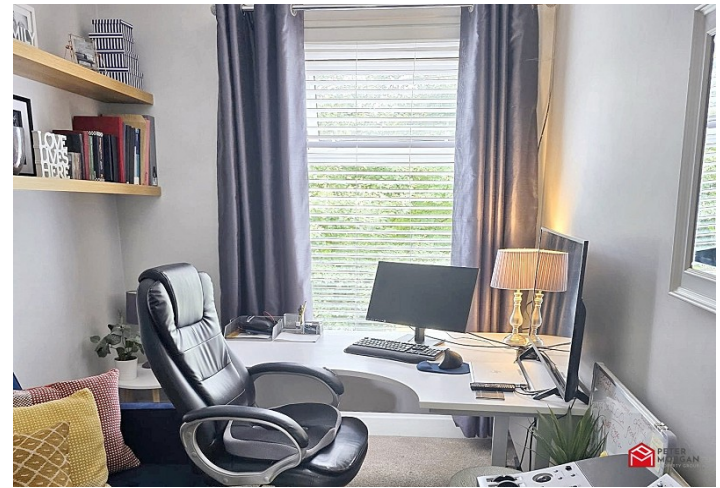
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** E

**Current heating type** Gas

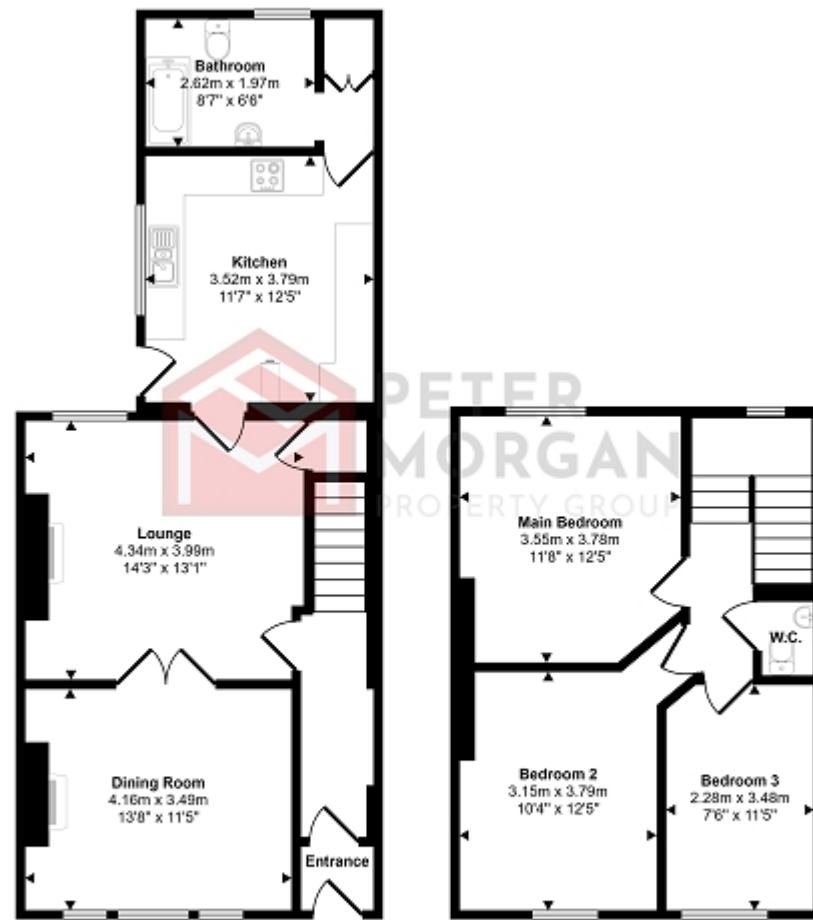
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
106 sq m / 1144 sq ft




Ground Floor  
Approx 63 sq m / 679 sq ft

First Floor  
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 14 Pentwyn Road, Ammanford, Carmarthenshire. SA18 2EY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	43
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN



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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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