



43 Norton, Penygroes, Llanelli, Carmarthenshire SA14 7RU

£199,950 For Sale

Property Features

- Deceptively spacious three storey mid-terrace property
- In need of refurbishment and updating
- Popular village location of Penygroes
- Short walk from local shops, café, primary school, doctor's surgery and bus stop
- Short driving distance to Cross Hands with a comprehensive range of amenities
- 1.5 miles from the A48 dual carriageway at Cross Hands

Property Summary

A deceptively spacious three storey property offering flexible accommodation with three reception rooms and six bedrooms, in need of refurbishment/updating situated in a popular village location of Penygroes, near Cross Hands.



Full Details

Accommodation

Ground Floor

Porch

1.85m x 1.44m (6' 1" x 4' 9")

Living Room

6.73m x 3.87m (22' 1" x 12' 8")

Window to front, radiator and fireplace.

Kitchen / Dining Room

Window to rear, wood flooring, Belfast sink, electric cooker, base and wall units and dishwasher.

Back Room 1

4.49m x 2.81m (14' 9" x 9' 3")

Laminate flooring, window to side and radiator.

Back Room 2

3.56m x 2.58m (11' 8" x 8' 6")

Laminate flooring, window to side and radiator.

Cellar

3.50m x 6.05m (11' 6" x 19' 10")

Accessed via the kitchen/ dining room.

Bathroom

2.60m x 2.27m (8' 6" x 7' 5")

W.C, wash hand basin, shower, heated towel rail and radiator.

Orangery

3.88m x 2.76m (12' 9" x 9' 1")

Access to the rear through patio doors.

First Floor

Bedroom 1

3.56m x 3.38m (11' 8" x 11' 1")

Window to rear, radiator and carpet flooring.





Walk-in-Wardrobe

2.84m x 2.62m (9' 4" x 8' 7")

Bedroom 2

4.22m x 3.55m (13' 10" x 11' 8")

Window to front, radiator and wood flooring.

Bedroom 3

5.56m x 4.17m (18' 3" x 13' 8")

Window to front, radiator and carpet flooring.

Storage Cupboard

2.23m x 1.26m (7' 4" x 4' 2")

Family Bathroom

2.19m x 3.27m (7' 2" x 10' 9")

Window to rear, wood flooring, W.C, wash hand basin, bath, shower, heated towel rail and radiator.

Second Floor

Bedroom 4

5.58m x 3.61m (18' 4" x 11' 10")

Window to front, radiator and storage cupboard.

Bedroom 5

3.17m x 2.49m (10' 5" x 8' 2")

Single bedroom, radiator and storage cupboard.

Bedroom 6

3.17m x 2.42m (10' 5" x 7' 11")

Window to front, radiator and carpet flooring.

Externally

Enclosed spacious rear patio and laid to lawn.

Further Information

Tenure

We understand the property is held on a freehold basis.





Services

We understand the property benefits from oil central heating, mains electricity, water and drainage, none of the services have been tested at the property.

Energy Performance Certificate

EPC Rating of F (35).

Council Tax Band

We understand that the Carmarthen County Council Tax Band is D - approx. £2,048.03 for 2024/2025.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.

Plans

Plans are prepared for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.
Tel: 01267 234567

Viewings

Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021 or email property@reesrichards.co.uk

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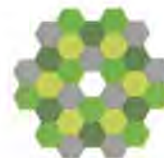
Approximate Gross Internal Area
3165 sq ft - 294 sq m
(Excluding Eaves Void/Covered Area/Outside Seating Area)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

HM Land Registry
Official copy of
title plan

Title number **CYM478165**
Ordnance Survey map reference **SN5813NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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