



**Penygarn Road  
Ammanford  
Carmarthenshire  
SA18 3PF**

**Offers in Excess of £448,000**

**bettermove**

# Penygarn Road Ammanford

Bettermove are proud to present this impressive 6 bedroom detached house in the village of Tycroes which offers a range of Local amenities with the main shopping and leisure facilities located at Ammanford Town centre.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is F.

The interior of this well presented property comprises a spacious living room, dining room, the fitted kitchen, utility room, study room and two single bedrooms on the ground floor. The property has superb country views to the rear with balcony off the kitchen and living room overlooking a lawned rear garden and woodlands. The lower ground floor consists of 4 bedrooms, including the master bedroom with an ensuite bathroom, the family bathroom and the games / cinema room. To the rear of the garden there is a raised patio area, then leading onto a spacious lawn garden area stocked with mature trees and shrubs and leading onto further woodland area. Garden and wood land are approximately 1.7 acres.

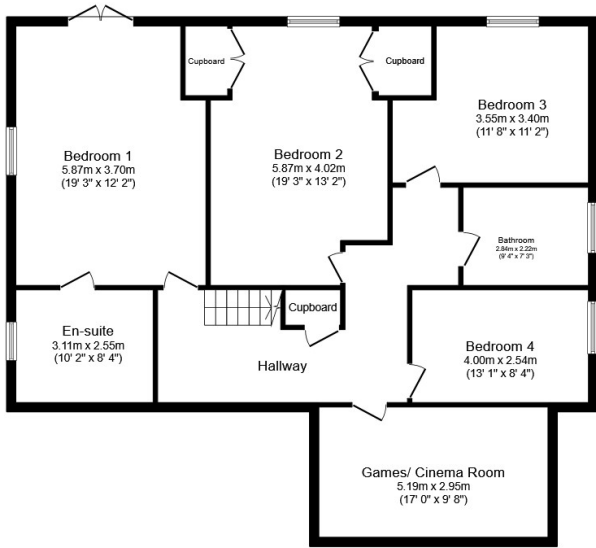
Located in the popular village of Tycroes, the property is close to a range of amenities, including shops, restaurants and pubs. Excellent transport connections can be found from Pantyffynnon and Ammanford Train Stations, the M4 and many local bus routes providing easy access into Ammanford Town Centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

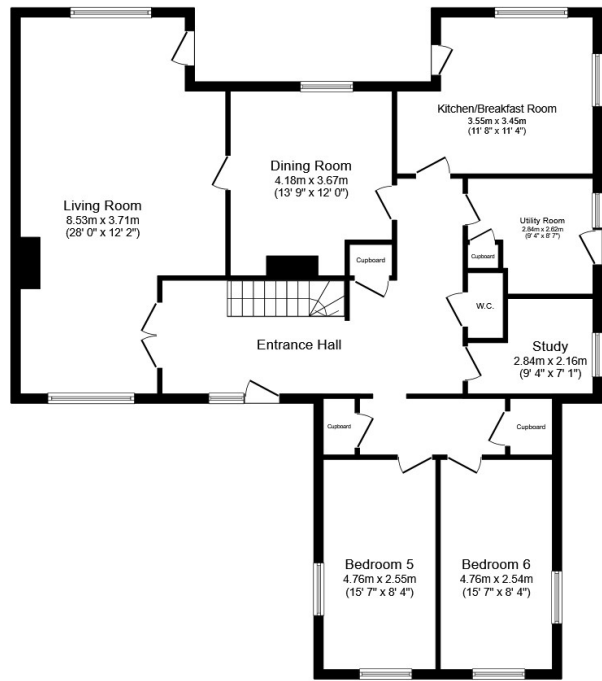
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





**Lower Ground Floor**



**Ground Floor**

Total floor area 259.6 m<sup>2</sup> (2,794 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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