

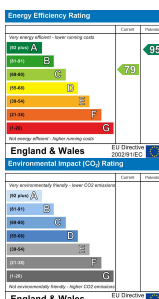


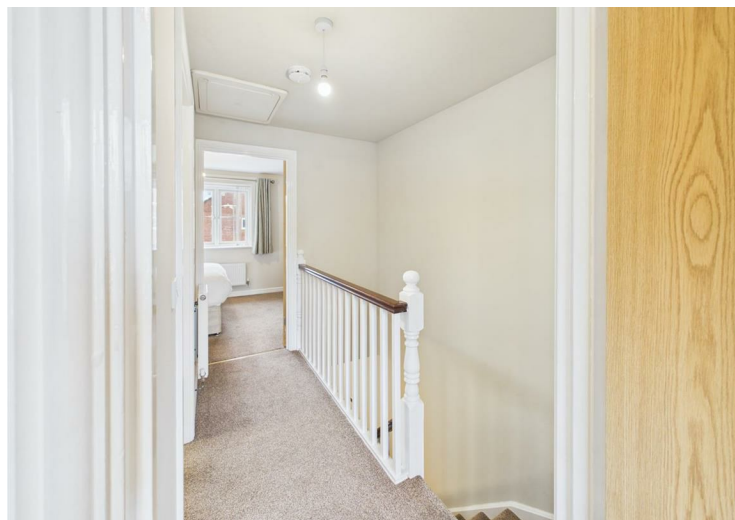
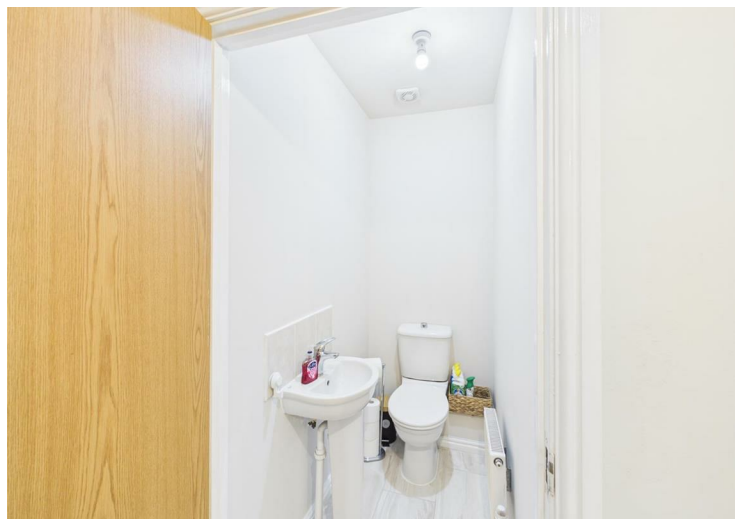
59 Clos Ael-Y-Bryn, Penygroes, Llanelli, Carmarthenshire, SA14 7ND

- Timber-framed, Mid-terrace Property
- Downstairs Cloakroom & Upstairs Bathroom
- Rear Enclosed Garden
- Ideal First Time Buyer's Property
- Village Location Close To Cross Hands
- Two Bedrooms
- Driveway To The Front
- Immaculately Presented "Turn-key" Property
- Quiet Residential Estate in Cul-de-sac!
- EPC RATING C. COUNCIL TAX BAND B

£155,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





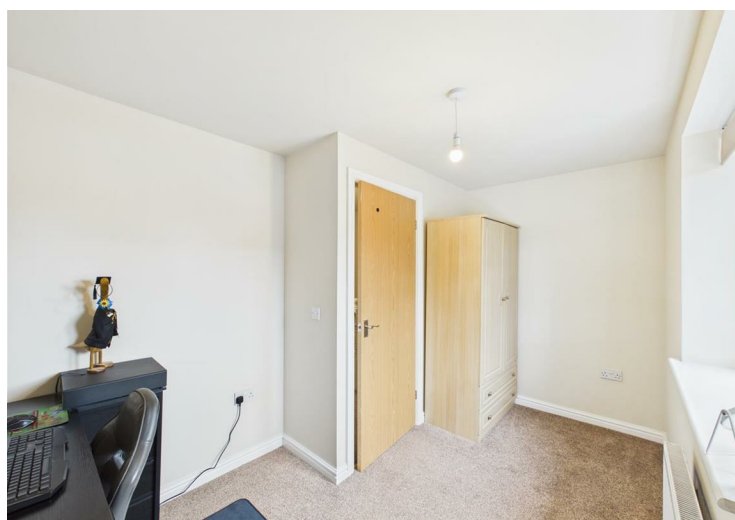
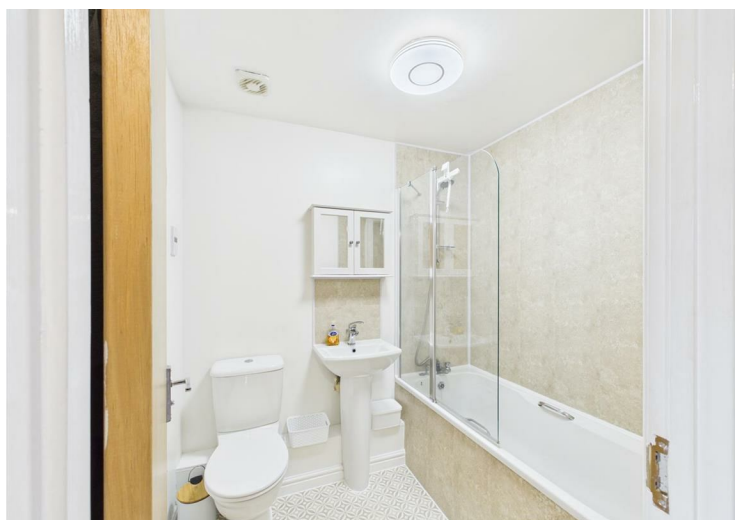
Situated in a well-looked-after residential estate and located in a quiet cul-de-sac, we have for sale this two-bedroom terraced property. An ideal first-time buyer's property, our house search may finally be over when you step inside this well-presented "turn-key", modern property —offering a downstairs cloakroom and upstairs bathroom, off-roading parking and an enclosed rear garden. Call us today on 01554 759655 to secure your viewing today! EPC RATING C. COUNCIL TAX BAND B

Accommodation comprises a Hallway with understairs storage, kitchen, lounge, cloakroom, landing, a bathroom, and two bedrooms. Externally, open-aspect frontage with a driveway offering two parking spaces. To the rear, an enclosed garden with patio and lawn.

The property is situated within the village of Penygroes, convenient to local facilities, including retail shops, a primary school, a Post Office, village public houses, and places of worship. It is within 2 miles of the expanding centre of Cross Hands, where a wider range of facilities is available, including Retail shops, a Cinema, Dental and Medical Centres, a gymnasium, and several multinational superstores. At Cross Hands, there is the ease of access onto the A48/M4 dual carriageway with good road links to the towns of Carmarthen (approx. 11 miles), Llanelli (approx. 9 miles), Ammanford (approx. 7 miles), Llandeilo (approx. 10 miles), and the City of Swansea (approx. 18 miles).

..AGENTS VIEWING NOTES

- HALLWAY
- KITCHEN
- CLOAKROOM
- LOUNGE
- LANDING
- BATHROOM
- BEDROOM 1
- BEDROOM 2



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.