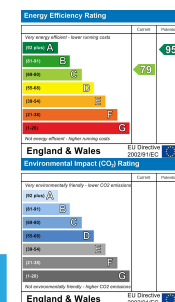




### 59 Clos Ael-Y-Bryn, Penygroes, Llanelli, Carmarthenshire, SA14 7ND

- Traditionally Built 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



Offers In The Region Of £155,000

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



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Timber-framed built property. Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'B'

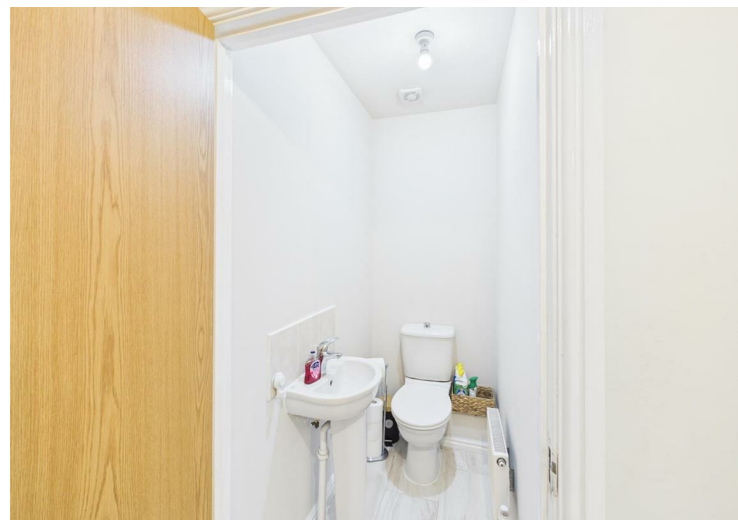
\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take-on JHL/SC/0426/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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**

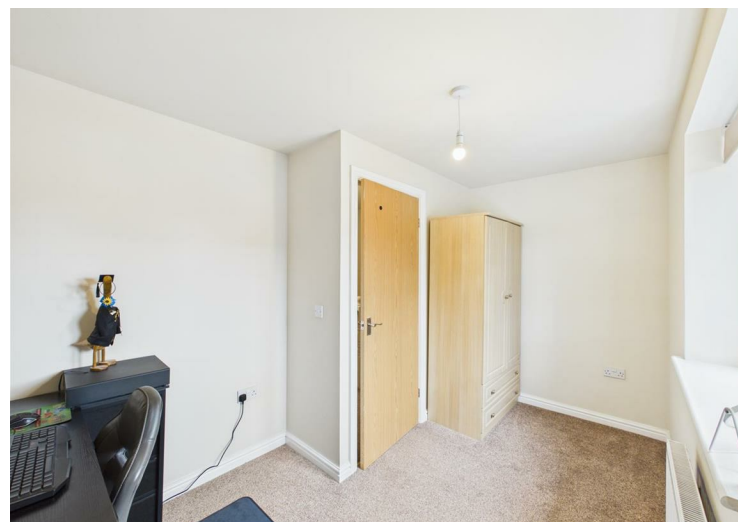
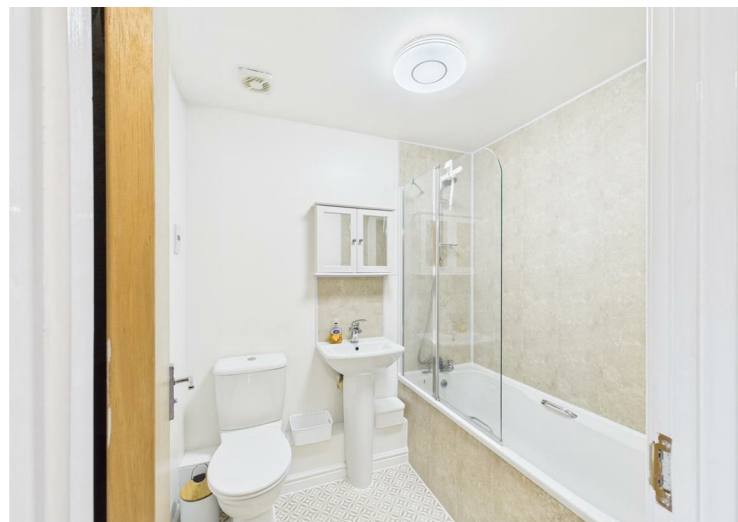
**LOUNGE**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**



### DIRECTIONS

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.