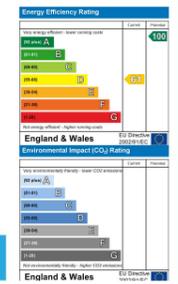


37 Penllwynrhodyn Road, Llwynhendy, Llanelli, Carmarthenshire, SA14 9NW

- Detached Bungalow
- Two Bathrooms
- Large Lounge
- Village Location With Easy Access to M4
- EPC Rating D. Council Tax Rating D
- Two Bedooms
- Large Kitchen/Diner
- Modern & Well Presented
- Generous Plot (0.175 acres)



Offers In Excess Of £269,950

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: Mains gas, water and electric connected. Private sewerage -cesspit. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

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

Take-on JHL/SC/1225/draft

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



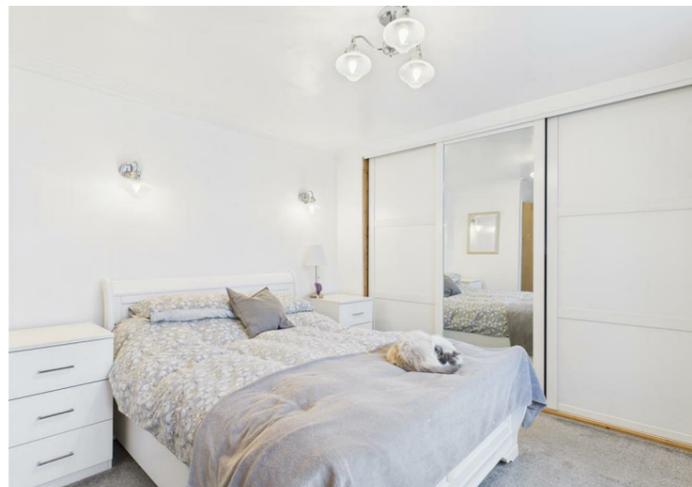
Nestled on Penllwynrhodyn Road in the charming area of Llwynhendy, this delightful detached bungalow offers a perfect blend of modern living and generous outdoor space. With two well-proportioned bedrooms and two bathrooms, this property is ideal for small families, couples, or those seeking a comfortable retirement home.

Upon entering, you will be greeted by a light and clean presentation that enhances the welcoming atmosphere throughout. The spacious reception room is ideal for relaxation or entertaining guests, and the modern design ensures every corner of the home feels fresh and inviting.

One of the standout features of this bungalow is its generous level plot, which boasts a wrap-around garden. This outdoor space is perfect for enjoying the sunshine, gardening, or simply unwinding in a tranquil setting. The garden offers ample room for outdoor furniture, making it an ideal spot for summer barbecues or family gatherings.

For vehicle owners, the property offers parking for up to four cars, ensuring convenience for residents and visitors alike.

In summary, this modern detached bungalow on Penllwynrhodyn Road is a rare find, combining comfort, style, and practicality in a sought-after location offering easy access to M4. Whether you are looking to settle down or invest in a property that provides both space and modern amenities, this home is certainly worth considering.



..AGENTS VIEWING NOTES

Key Information Non-traditional construction, partly pre-fabricated. Mains gas, water, and electricity are connected, and sewerage is connected to a cesspit.—council tax band D. According to Ofcom, the predicted broadband service in this area is Ultrafast, with the highest available download speed of 10000 Mbps, and the highest available upload speed of 10000 Mbps. According to Ofcom, in this area for mobile coverage, EE is rated good indoors and variable outdoors, while the other major providers are rated good outdoors. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

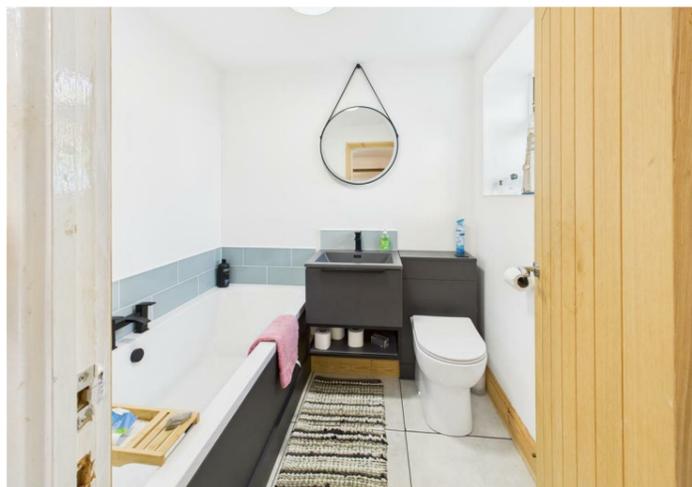
KITCHEN/DINER

BATHROOM

BEDROOM 1

BEDROOM 2

FAMILY BATHROOM



DIRECTIONS

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