



Approximate total area⁽¹⁾
1100 ft²
102.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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 electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

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

Take on JHL/SC/0825/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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



Llwynteg Five Roads, Carmarthenshire, SA15 5YT

- Traditional, Detached Bungalow
- One/Two Reception Rooms
- Versatile Bungalow
- Enclosed Rear Garden
- EPC RATING D. COUNCIL TAX BAND C.
- Two/Three Bedrooms
- Bathroom & En-suite Shower-room
- Off-road Parking
- Popular Village Location

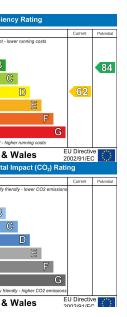
Offers In Excess Of £250,000

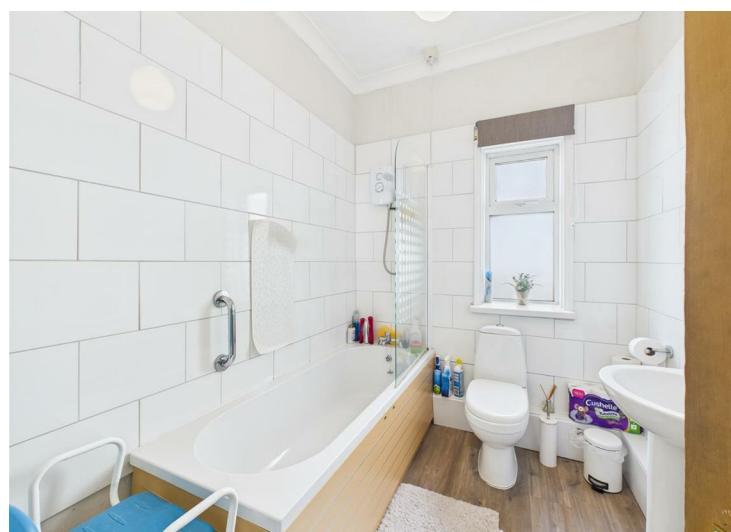
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..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, electric, gas and sewerage connected. Council tax band C. The main lawned garden is sloped and there are no flat areas,. The decking outside the summerhouse is in need of replacing/repair, do not walk on this area. For this location, according to Ofcom, the following information is available: Broadband availability —up to Superfast (80 Mbps); Mobile availability—full mobile phone coverage with Vodafone, limited mobile phone coverage for EE and O2, no mobile phone coverage for Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

VESTIBULE

HALLWAY

BEDROOM 1

DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM 2/LOUNGE

BATHROOM

BEDROOM 3

STORAGE CUPBOARD

DINING ROOM/SITTING ROOM

KITCHEN

CONSERVATORY

DIRECTIONS



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