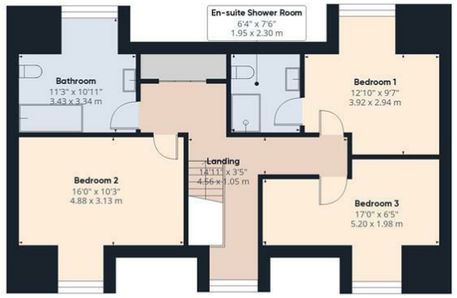


Floor 1



Floor 2

Approximate total area[1]

1983.99 ft²

184.32 m²

Reduced headroom

14.72 ft²

1.37 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 and water connected. Oil central heating system. Private drainage- Septic Tank We have not checked or tested any of the services or appliances at the property.
TAX: Band 'F'

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

TAKE ON AJS/SC/0425/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,

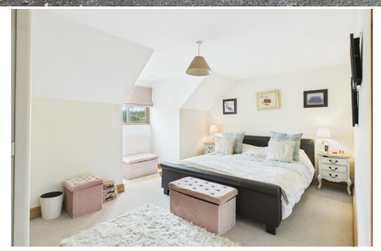
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



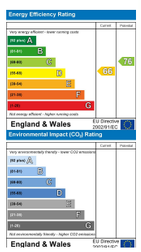






Llwyn Yr Eos Temples Bar, Carmel, Llanelli, Carmarthenshire, SA14 7UG

- **Traditioanlly Built Dormer Bungalow**
- **Three/Four Bedrooms**
- **Oil Central Heating & Private Drainage (Septic Tank)**
- **Hamlet Location With Open Field Views to the Front Elevation**
- **EPC RATING D. COUNCIL TAX BAND F.**
- **One/Two Reception Rooms**
- **Downstairs Family Bathroom, Upstairs Bathroom & En-suite Shower-room**
- **Driveway For Off-road Parking**
- **Short Driving Distance to Cross Hands Retail Parks & Llandeilo Market Town**



Price £344,950

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

The Agent that goes the Extra Mile













LLWYN YR EOS or the English Translation --GROVE OF THE NIGHTINGALE !
Situated in the quiet hamlet of Temples Bar, Carmel we have this detached, dormer bungalow for sale. Tucked behind a leafy green hedge off the main road this property gives the buyer an advantage of having a bedroom downstairs and a family bathroom, along with a further three double bedrooms upstairs, master having an en-suite and a further bathroom. A driveway for off-road parking and a rear garden that offers a blank canvas for the lucky purchaser. EPC RATING D . COUNCIL TAX BAND F.

Accommodation comprises : Hallway, lounge, dining room, kitchen/diner, utility room, family bathroom, sitting room/bedroom, landing bathroom and three doubled bedrooms- master having an en-suite shower room and plenty of storage to the eaves. Externally, an open aspect frontage with driveway that offers parking for to vehicles. To the rear, an enclosed garden that does require TLC due to the chickens!

Carmel is a village in Carmarthenshire, Wales near the village of Cross Hands which has a range of local amenities and the main roundabout in Cross Hands this property is within easy access of the M4/A48 link to Llanelli and Swansea and the A48 to Carmarthen Town. Cross Hands itself has a wide range of shopping facilities located within i.e. Several supermarkets, Clothes Outlets, Pet Stores, Restaurants and Fast Food restaurants, G.P. Surgery, Pharmacy, and a range of smaller outlets.









..AGENTS VIEWING NOTES

HALLWAY

LOUNGE

DINING ROOM

KITCHEN/DINER

UTILITY ROOM

FAMILY BATHROOM

SITTING ROOM/BEDROOM 1

LANDING

BATHROOM

BEDOOM 2

EN-SUITE SHOWER ROOM

BEDROOM 3

BEDROOM 4



DIRECTIONS

At our office make your way to Crosshands. At the main Crosshands roundabout take the fourth turning off, signposted "Gorslas". Follow this road going through small little Hamlets. You will follow the road into "Carmel". You will go round a right-hand bend, keep following the road going past a high conifer hedge, just after you go past the old "Temple Bar" on your left, turn left. The property is the first property situated on your left, "Llwyn Yr Eos".

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