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 'D'

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

Take on AKF/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,

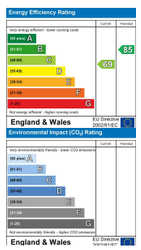
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

22 Talywern, Llangennech, Llanelli, Carmarthenshire, SA14 8UQ

- Detached Bungalow
- One/Two Reception Rooms
- Driveway
- Situated In A Sought After Quiet Residential Estate At The Top Of The Cul-de-sac!
- EPC RATING C. COUNCIL TAX BAND D.
- Two/Three Bedrooms
- Front & Rear Gardens
- Chain-free
- One To View!

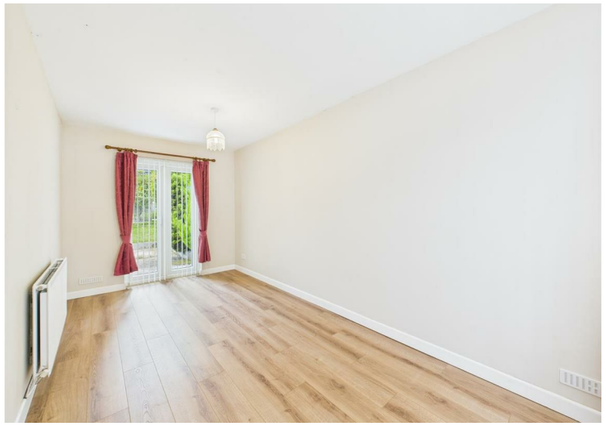


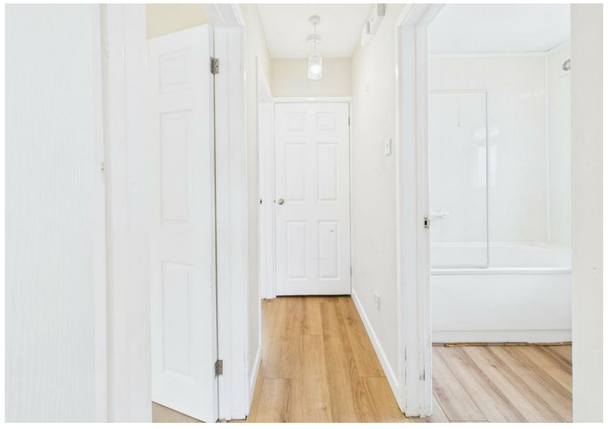
£195,000

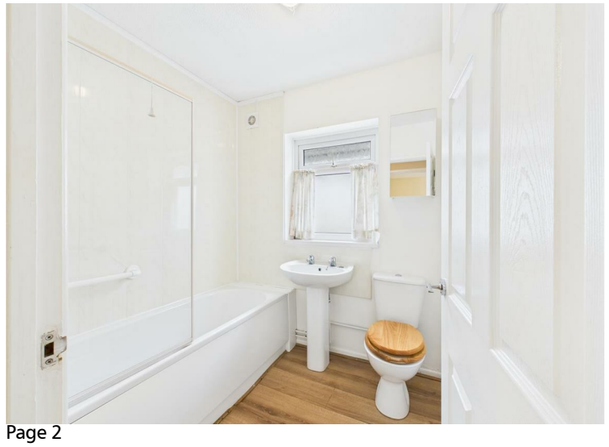
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

The Agent that goes the Extra Mile







Situated in Llangennech, a popular village location where you're surrounded by friendly villagers, local countryside and the best commuting links for the M4, Llanelli, Swansea and Carmarthen town centres we have for sale this detached, chain-free bungalow. This bungalow sits at the top of a quiet cul-de-sac in one of Llangennech's most sought after estates, Talywern where you have a view of the open countryside from the top of the garden and as you drive out of the cul-de-sac. A converted garage gives the next lucky purchaser to either use as a second reception room or a third bedroom, the choice is your? Call us today on 01554 759655 to secure your viewing slot! EPC RATING C. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, kitchen/breakfast room, lounge, second reception room/bedroom 3, inner hallway, storage cupboard, bathroom and two bedrooms. Externally, open-aspect frontage with driveway for off-road parking and the reminder laid with chippings. Pedestrian access to the side which takes you to a rear enclosed garden. The rear garden has a small hard-standing seating area and then three steps that lead to the remainder of the garden which is lawned.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors surgery, nursery and primary school, community center and is home to one of the most popular pub/restaurants in the area, "The Bridge" . Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north as well as local taxi firms.

..AGENTS VIEWING NOTES

HALLWAY

KITCHEN/BREAKFAST ROOM

LOUNGE

SITTING/ROOM/DINING ROOM/BEDROOM 3

INNER HALLWAY

STORAGE CUPBOARD

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.