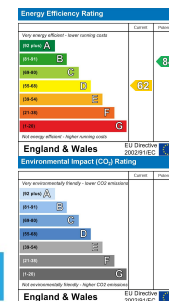


Llwynteg Five Roads, Carmarthenshire, SA15 5YT

- 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

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



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

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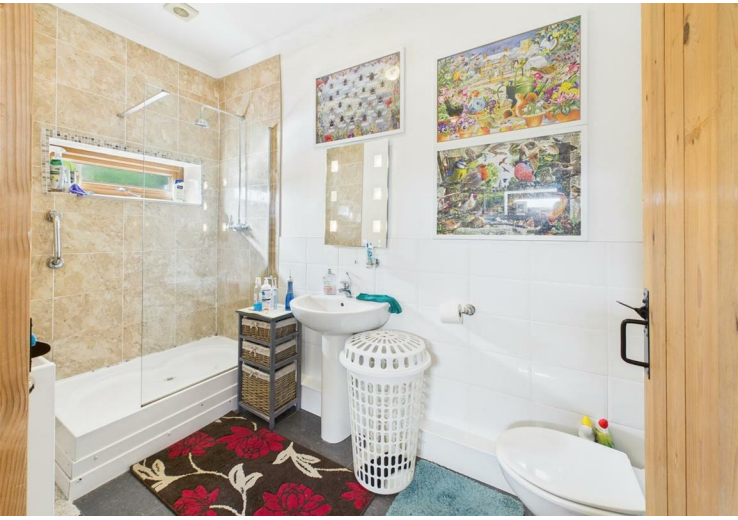


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The Agent that goes the Extra Mile





Pleasantly set back from the main road in Five Road, we have for sale this versatile, detached bungalow. "Llwynteg" is ready to give all you lucky purchasers a surprise when you walk through its front door, so come see for yourselves. This bungalow offers three bedrooms, one reception room, and a conservatory, or two bedrooms, two reception rooms, and a conservatory. However, the big bonus about this bungalow is that the main bedroom has a dressing room and an en-suite shower room. EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises: vestibule, hallway, lounge/bedroom 2, bedroom 1, leading to a dressing room and en-suite shower room, bathroom, bedroom 3, storage cupboard, dining room/sitting room, kitchen, and conservatory. Externally, an open-aspect frontage with a driveway that offers off-road parking for up to 4 vehicles and secure gated pedestrian access into the rear garden. The rear garden features a small patio area, with the remainder of the garden laid out as lawn. The lawn is sloped, and a decked area at the top (in need of attention) and a summerhouse are also included. There is also a tiny lawned area to the side of the property which is flat.

Five Roads is a small hamlet not far from Llanelli, where five roads lead off The Square, the central part of the village, on the main road. The five roads are Rehoboth Road, Horeb Road, Heol Hen, and the entrance and exit of the main road, known as Ynys-y-Cwm Road on the Llanelli side and Eclipse Terrace on the Carmarthen side. There are two pubs, The Stag and Waun Wylt, which are 1/4 mile distant in the neighbouring hamlet of Horeb. The Stag Pub is famous as the meeting place of the Rebecca Rioters, who gathered there to plan raids in the 18th Century. A new addition to the village is the state-of-the-art primary school.



..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 or 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.