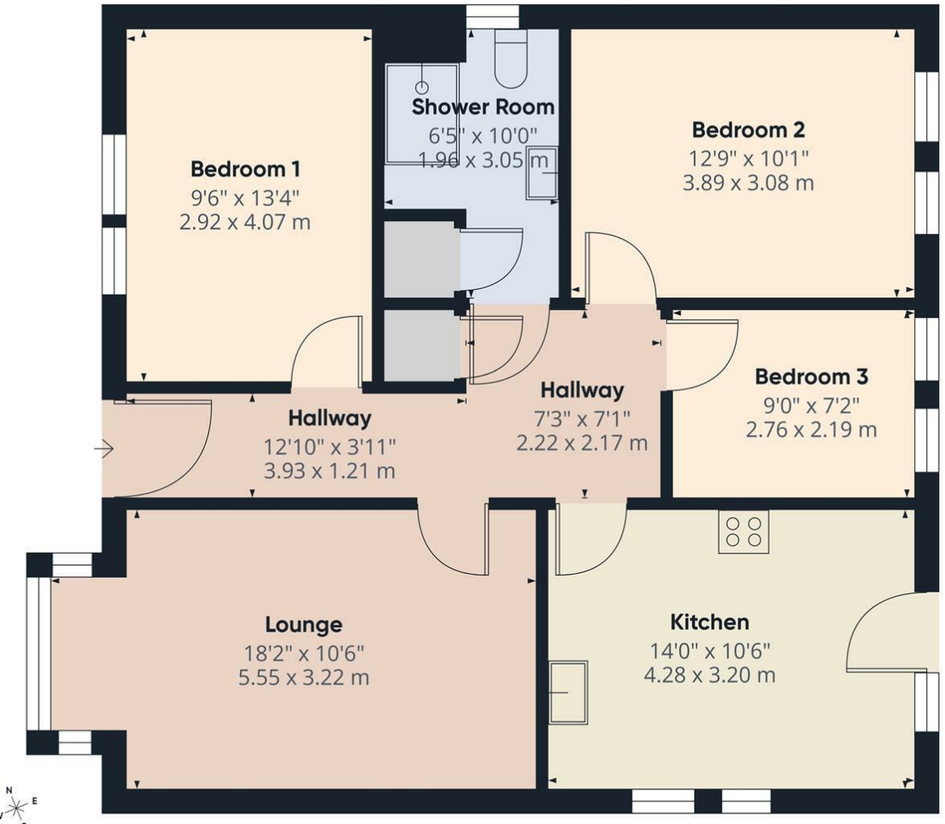


Approximate total area(1)

825 ft²

76.6 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 gas, water, electric and sewerage 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 AJS/SC/0426/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,

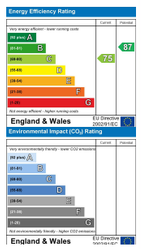
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

17 Clos Ael-Y-Bryn, Penygroes, Llanelli, SA14 7ND

- **Traditionally Built, Detached Bungalow**
- **Immaculately Presented "Turn-key" Bungalow**
- **Low-maintenance Rear Enclosed Patio Garden With Off-road Parking & New Double Gates**
- **Quiet Village Location, Short Drive Away From Crosshands**
- **New Fitted Kitchen & Bathroom**
- **Three Bedrooms**
- **New Boiler Installed March & New Carpets Througout**
- **Large Timber Workshop/Outbuilding**
- **EPC RATING C. COUNCIL TAX BAND C.**

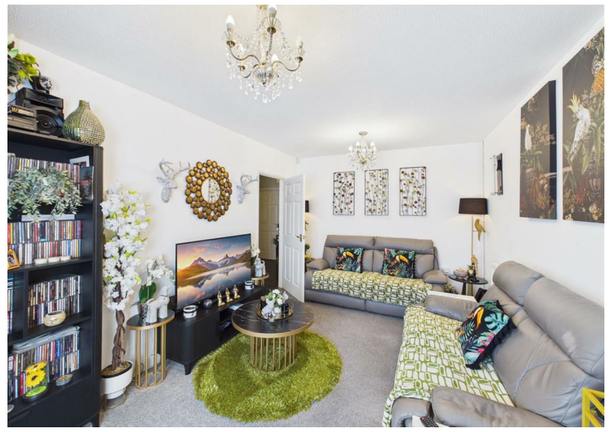


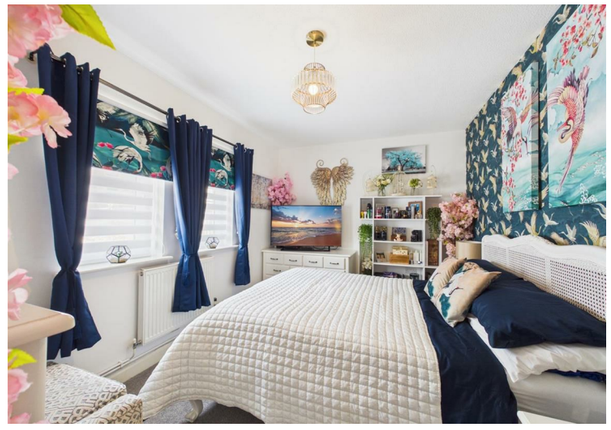
Offers In The Region Of £234,950

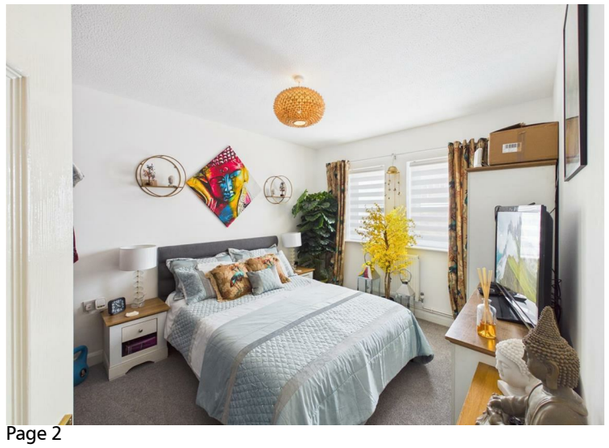
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

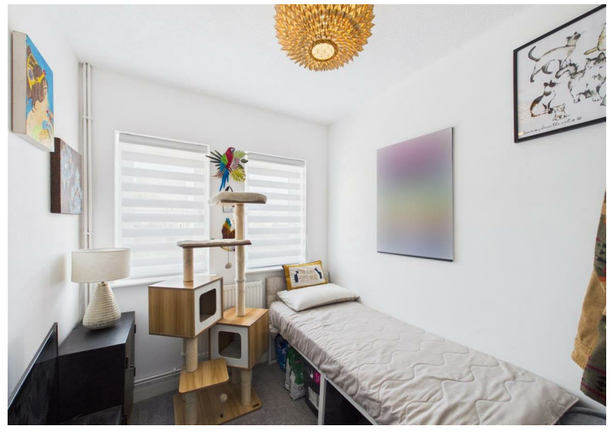
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile









Located in the Clos Ael-Y-Bryn estate but situated on Waterloo Road we have this immaculately presented "turn-key" detached bungalow ready to give all you lucky purchasers a warm welcome. The current vendors have recently updated the bungalow with a new boiler in March, fitted kitchen and shower room making this property very modern, fresh and ready to move in. The bungalow also offers off-road parking to the rear along with a large timber workshop that also has power and light connected. Call us today on 01554 759655 to arrange a viewing so you can see what's behind the door of number 17 Clos Ael-Y-Bryn. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, lounge, kitchen, shower room and three bedrooms- two of which are doubles. Externally, to the front and open-aspect frontage laid with decorative chippings. To the rear, an enclosed low-maintenance garden with an elevated small patio area, steps leading to a second large patio area and gated access into the off-road area and timber workshop.

The property is situated within the village of Penygroes, convenient to local facilities, including retail shops, a primary school, a Post Office, village public houses, and places of worship. It is within 2 miles of the expanding centre of Cross Hands, where a wider range of facilities is available, including Retail shops, a Cinema, Dental and Medical Centres, a gymnasium, and several multinational superstores. At Cross Hands, there is the ease of access onto the A48/M4 dual carriageway with good road links to the towns of Carmarthen (approx. 11 miles), Llanelli (approx. 9 miles), Ammanford (approx. 7 miles), Llandeilo (approx. 10 miles), and the City of Swansea (approx. 18 miles).

..AGENTS VIEWING NOTES

HALLWAY

LOUNGE

KITCHEN

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

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