



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

TAX: Band 'E'

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

Take-on JHL/SC/1025/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

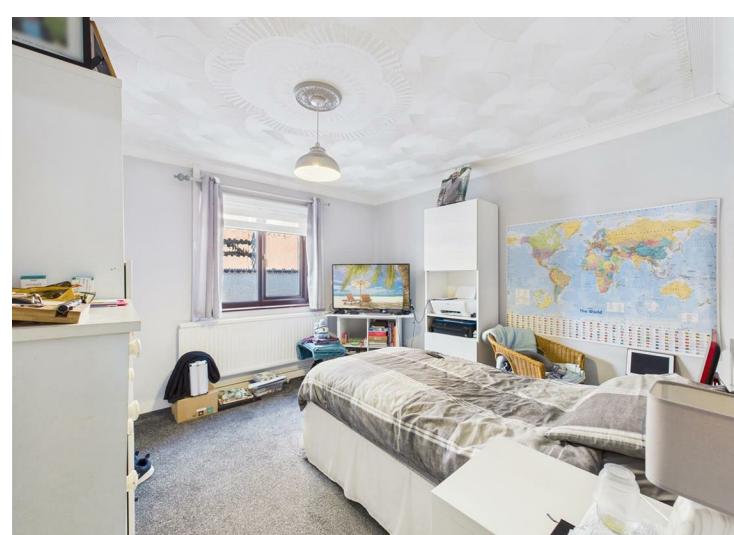
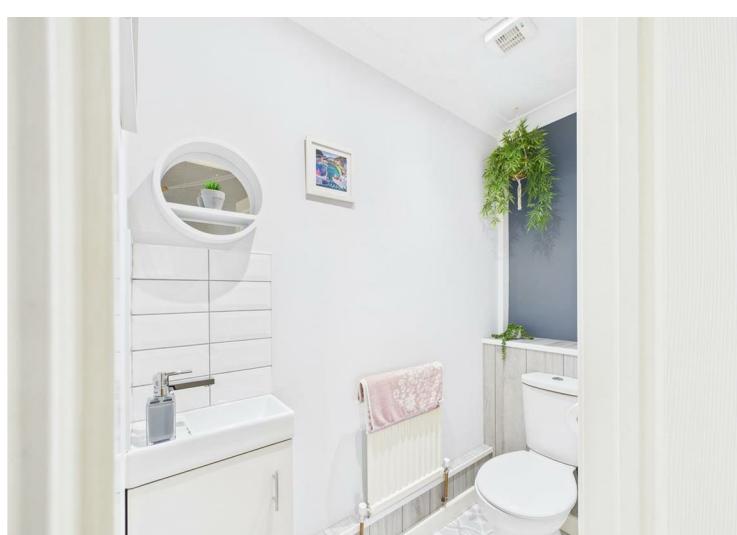


Arfryn, 187 Heol Y Meinciau, Pontyates, Llanelli, Carmarthenshire, SA15 5SN

- Traditionally Built Bungalow
- Lounge, Kitchen/Breakfast Room through to Sitting/Dining Room
- Spacious Driveway & Larger-than-average Garage
- Immaculate Presentation
- EPC RATING C. COUNCIL TAX BAND E.
- Four Bedrooms
- Modern Shower- room & Separate Cloakroom
- Pretty Front Garden & Elevated, Tiered Low-maintenance Rear Garden
- Privately Owned Solar Panels

£375,000

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..AGENTS VIEWING NOTES
HALLWAY
LOUNGE
STUDY/BEDROOM 4
BEDROOM 1
BEDROOM 2
SHOWER ROOM
CLOAKROOM
BEDROOM 3

KITCHEN/BREAKFAST ROOM, THROUGH TO SITTING/DINING ROOM
UTILITY ROOM
GARAGE
18'7" x 16'1" (5.68 x 4.91)

DIRECTIONS



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