



Approximate total area⁽¹⁾
1070.86 ft²
99.49 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

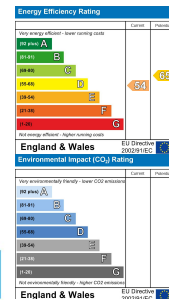


Brandell Howe Horeb, Five Roads, Llanelli, Carmarthenshire, SA15 5AQ

- Detached Modern Property
- Cloakroom & Family Bathroom
- Immaculately Presented Inside & Out
- Driveway For Off-road Parking
- Viewing A Must
- Three Bedrooms
- Spacious Rooms
- Enclosed South-facing Rear Garden
- Quiet Sought Of Hamlet Location
- EPC RATING E

Open To Offers £320,000

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





Situated in the idyllic hamlet of Horeb, Five Roads we here at West Wales Properties are so excited to show off to you this beautiful example of a modern property. "Brandell Howe" a DETACHED Family Home sits very proud and prominent and offers such a breath of fresh air to any lucky purchaser that gets to enjoy this stunning home in peaceful surroundings. Externally this property offers a SOUTH-FACING enclosed rear garden as well as AMPLE OFF-ROAD PARKING. Internally, well, come see for yourselves! Call us today on 01554 759655 to arrange a viewing, you won't be disappointed. EPC RATING E

Accommodation comprises of : Hallway, utility room, cloakroom, lounge, kitchen/diner, rear hallway with additional storage space, three bedrooms and a stunning family bathroom. Externally, gravelled driveway to the side, frontage laid to level lawn. To the rear, an enclosed south-facing garden with patio and the remainder laid to elevated lawn with another second paved patio/seating area.

Five Roads is a small hamlet not far from Llanelli where five roads leading 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, situated centrally on the main road, and the Waun Wylt 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.



HALLWAY

LOUNGE

12'11" x 11'4" (3.96 x 3.46)

KITCHEN/DINER

12'11" x 11'11" (3.94 x 3.65)

UTILITY ROOM

6'6" x 5'8" (2.00 x 1.75)

CLOAKROOM

6'7" x 3'1" (2.01 x 0.96)

FIRST FLOOR-LANDING

FAMILY BATHROOM

10'9" x 5'8" (3.29 x 1.75)

BEDROOM 1

12'11" (max) x 11'11" (max) (3.96 (max) x 3.65 (max))

BEDROOM 2

12'11" x 11'5" (3.96 x 3.49)

BEDROOM 3

10'10" (max) x 9'3" (max) (3.32 (max) x 2.84 (max))



DIRECTIONS

At our office turn left and head for Station Road traffic lights, at the traffic lights, turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road making your way into the village of "Five Roads". Just after you see "The Stag" public house on your left there is a turning on your right "Heol Horeb". Follow this road for a few minutes and the property is situated on your right before the quaint little country inn.

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