

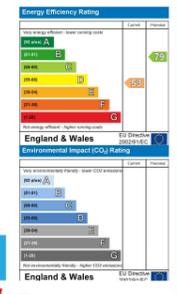


29 Amanwy, Bryn, Llanelli, Carmarthenshire, SA14 9AH

- Semi-detached Property
- Lounge & Sun-room
- Driveway
- Updating Required
- Friendly Resedential Estate
- Three Bedrooms
- Ideal First Time Buyers Property
- Enclosed Rear Garden
- Village Location
- EPC RATING E

Offers In The Region Of £135,000

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



We would respectfully ask you to call our office before you view this property internally or externally.

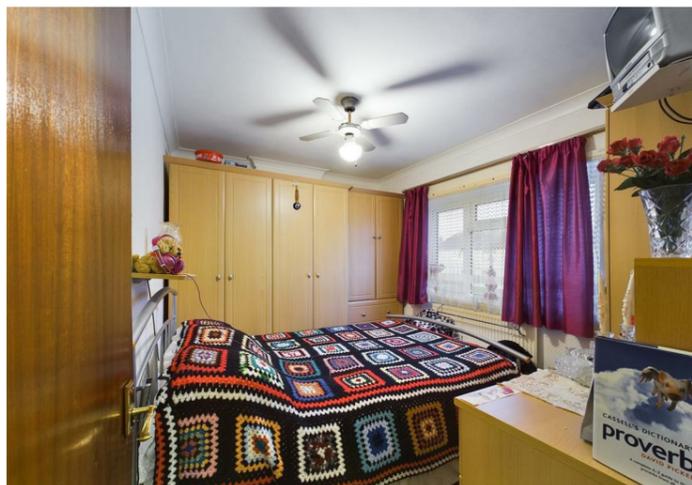
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0123/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.

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



Situated in a friendly established residential estate where you have the most warmest of welcomes, we have for sale this three bedroom, semi-detached property. This well-loved home has been in the family for over 50 years. and has been extended and needing some TLC in places making this an ideal starter home or someone wanting to put their own stamp on a property but not wanting a mountain of work. Offering off-parking, an enclosed rear garden and close to local amenities, all situated in a friendly village this may be your next home. Call today on 01554 759655. EPC RATING E.

Accommodation comprises of : Hallway, dining room, galley kitchen, storage room, lounge, sun-room, three bedrooms and upstairs wet-room. Externally, open aspect frontage which offers off-road parking. To the rear, an enclosed garden with lawn.

Bryn or locally known as Y Bryn (the Hill) is a village situated east of Llanelli. It is part of the Llanelli Rural (Welsh-Llanelli Wledig) community, and it borders with the villages of Llangennech, Dafen, Penceilogi, Pen-y-graig and Bynea. It is mainly a suburban area with surrounding farm land to the north and east. The village has its own school Ysgol Y Bryn, which is an English school. It is also home to St Michael's Independent Secondary School, Primary School and Sixth Form (Year 12 and 13). The Welsh schools are in the nearby villages of Llangennech and Cwmcarnhywel.

HALLWAY

8'8" (max) x 6'5" (max) (2.65 (max) x 1.98 (max))

LOUNGE

21'4" (max) x 11'8" (max) (6.51 (max) x 3.58 (max))

SUN-ROOM

12'6" (max) x 8'9" (max) (3.82 (max) x 2.67 (max))

REAR HALLWAY

DINING ROOM

11'6" x 8'9" (3.53 x 2.67)

KITCHEN

12'1" (max) x 6'4" (max) (3.70 (max) x 1.94 (max))

STORE ROOM

9'0" x 5'4" (2.75 x 1.63)

FIRST FLOOR-LANDING

WET-ROOM

7'9" x 5'8" (2.37 x 1.75)

BEDROOM 1

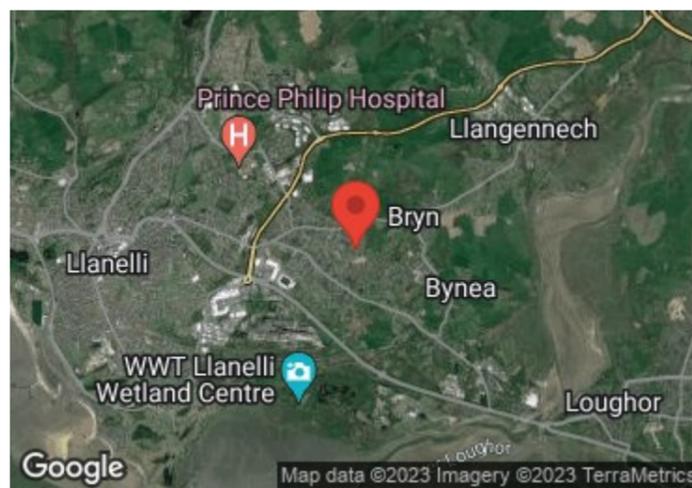
11'8" (max) x 9'11" (max) (3.56 (max) x 3.03 (max))

BEDROOM 2

11'8" x 9'1" (3.58 x 2.79)

BEDROOM 3

8'9" (max) x 7'11" (max) (2.67 (max) x 2.43 (max))



DIRECTIONS

At our office turn right heading in for Asda, going past Asda and the Eastern Gate, at the main roundabout take the third turning off, following the road keeping in the right-hand lane taking the third turning off at the roundabout. Follow the trostre link road to the next main roundabout keeping in the left-hand lane taking the first turning off, moving into the right-hand lane. At the traffic lights of Halfway turn right follow the road and as the road forks take the left-hand side and continue up the road and follow up the hill into the village of "Bryn". Just before you get to the petrol station on your left turn right signposted "Amanwy". Follow the road down two-thirds of the way and the property is situated on your right, number 29.

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