



Floor 1



Floor 2

(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 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/1125/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

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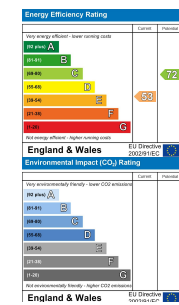


Brynderi Cwmgwili, Llanelli, SA14 6PP

- Semi-detached, Traditional Double-fronted Property
- Two Reception Rooms
- Oil Central Heating
- Spacious Rear Garden Made up of Patio Area & Lawn
- EPC RATING E. COUNCIL TAX BAND C.
- Three Bedrooms & Office/Dressing Room Lovingly Known As "The Nook"
- Downstairs Cloakroom & Upstairs Bathroom
- Ample Off-road Parking
- Hamlet Location With Views Of The Open Countryside

Price £259,950

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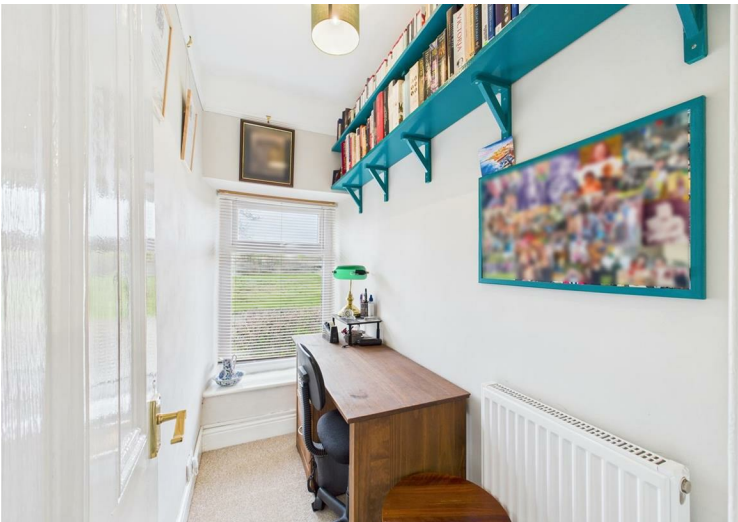
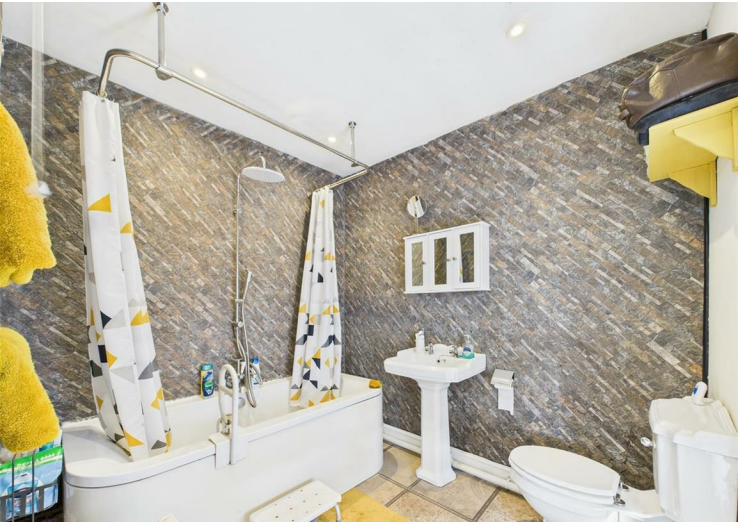


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The Agent that goes the Extra Mile





Situated in the sought-after hamlet of Cwmgwili, surrounded by countryside with the bonus of being very close to picking up the M4, we have for sale this double-fronted semi-detached, traditional property with ample parking and ample garden. Brynderi boasts character and charm, offers peace and tranquility with the bonus of being close to local amenities, an ideal home for anyone! Call us today on 01554 759655 to see what greets you behind the door of "Brynderi". EPC RATING E. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, dining room, lounge, kitchen, understairs cupboard, cloakroom (option to re-install a shower), utility, landing, bathroom, three bedrooms and office/dressing room lovingly known as "The Nook". Externally this property benefits from a spacious garden which is home to a variety of mature shrubs and plant borders, cherry trees and an elevated lush-green lawn, large summerhouse, kennel with an astro-lawn enclosure, a spacious wooden workshop and wooden garden shed. There is a separate area of garden which the current owners use as a planting station, patio area and a smaller section of garden with a wooden arbour and another garden shed. Gated access to the front which offers ample parking for an array of vehicles and an open-aspect frontage.

Cwmgwili is a small hamlet near the village of Saron and a short distance from Capel Hendre, which has its post office/stores, places of worship, and public houses. A short drive to Ammanford provides a good range of amenities, along with a rail link on the 'Heart of Wales' line and very close proximity to the popular retail parks in Crosshands. The county administrative town of Carmarthen is approximately 15 miles, and the M.4 motorway (4 miles) can be joined at Pont Abraham, providing access to the University city of Swansea and, of course, is the main route to the rest of the country.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built property. Mains water, sewerage and electricity connected—oil central heating. Council tax band C. The bank opposite the house does not belong to the property but the current owners maintain and cut it. The cloakroom still has the facilities to fit a shower back in. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (79 Mbps), Mobile availability- variable mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

DINING ROOM

LOUNGE

KITCHEN

CLOAKROOM

UTILITY ROOM

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

"THE NOOK"

SUMMERHOUSE

KENNEL

GARDEN WOODEN OUTBUILDING

SHED



DIRECTIONS

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