



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

TAX: Band 'B'

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

Take on JHL/SC/1224/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

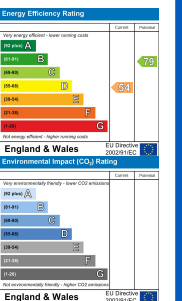
39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

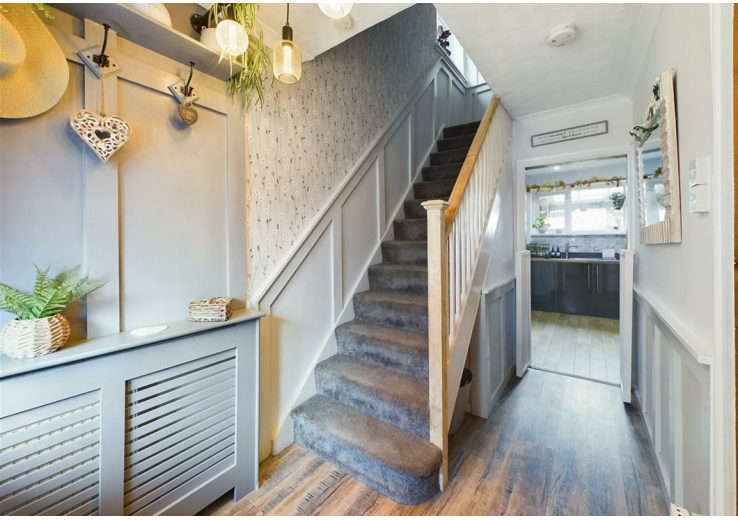
TELEPHONE: 01269 596659



5 Heol Y Deri, Llanelli, Cwmgwili, Carmarthenshire, SA14 6PH

- Traditional Semi-detached Property
- Lounge with Dual-aspect, Multi-fuel Burner
- Driveway Offering Off-road Parking for Multiple Vehicles
- Village Location With Close Links To The M4
- Viewing Highly Recommended
- Three Bedrooms
- Enclosed Outside Family Room
- Enclosed Rear Garden Which Offers Charming Countryside Views
- Immaculately Presented Throughout
- EPC RATING E. COUNCIL TAX BAND B.





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 semi-detached, immaculately presented three-bedroom property. This property features a dual-aspect multi-fuel burner which can be enjoyed from both the lounge and the kitchen/diner, fitted wardrobes in two bedrooms and a unique enclosed outside family room that offers you an idyllic backdrop of the rear garden and view of open fields. Viewing is highly recommended to appreciate the property's location, size and presentation. Call today on 01269 596659. EPC RATING E.

Accommodation comprises hallway, kitchen/diner, lounge with dual-aspect multi-fuel burner, landing, bathroom, and three bedrooms. Patio doors to the rear lead to a spacious semi-enclosed family area, utility room, and storage room. Externally, the property has an open-aspect frontage that offers off-road parking. To the rear is an enclosed garden with a raised decked area; the remainder is laid to the lawn. The rear offers extensive views of the local countryside.

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 *** Traditional ex-local authority build. Mains water, electric and sewage connected. Oil central heating system. Council tax band B. Gas hob works with LPG gas bottles connected externally. Oven has been removed but the housing and plug socket are still in-situ. Loft is partially boarding with light fitted and pull-down loft ladder. There are restrictive covenants on the title- we have a copy of the land registry document and advise that you request a copy. According to Offcom, the following information is available for this location: Broadband availability- up to Superfast (80 Mbps), Mobile availability- all mobile networks have limited coverage, Vodafone and EE have no data coverage. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Please note the vendor has made us aware of the following: "In our reports

carried out when we were buying the house, we were told that there was historical subsidence in the street, which was rectified at that time by the mining board (for those who applied for it) I am not aware of any subsidence in our house. " The vendor supplied us with a copy of their mining report from when they purchased the property in 2022. A-rated condenser Oil boiler fitted in 2023, but the boiler is not yet showing on the EPC database; therefore, the EPC engineer stated that he had to find a similar make but not so efficient boiler to enter into the new EPC- we have the documents for the boiler on file, if you would like to request the make and model, please ask a member of staff. WHAT3WORDS: ///feed.weeds.bats

HALLWAY

LOUNGE

KITCHEN/DINER

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

ENCLOSED OUTSIDE FAMILY AREA

UTILITY ROOM

STORAGE ROOM

LEAN-TO

OUTHOUSE



DIRECTIONS

At our office head out of Ammanford driving towards the village of "Penybanc", then driving onwards to the village of "Tycroes". As you come into "Tycroes" turn right onto "Hendre Road", this will take you into the village of "Capel Hendre". At the traffic lights turn left onto "Lotwen Road". Follow this road until which will take you into "Cwmgwili". The road will then merge onto "Thornhill Road" and then merge again onto "Heol Y Deri". Follow the road going round a right-hand bend as you drive up the hill the property is situated on the right, number 5. WHAT3WORDS: ///feed.weeds.bats

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