

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.

COUNCIL TAX: Band A

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Take-on ok RM/RLM 25/7/22

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: [ammanford@westwalesproperties.co.uk](mailto:ammanford@westwalesproperties.co.uk)

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## 1 Bryndedwyddfa, Penygroes, Llanelli, Dyfed, SA14 7PR

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Village Location
- Front and Rear Garden
- Off-road Parking
- Easy Access to M4/A48
- EPC Rating :D

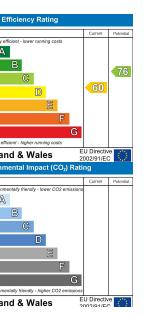
Price £157,000

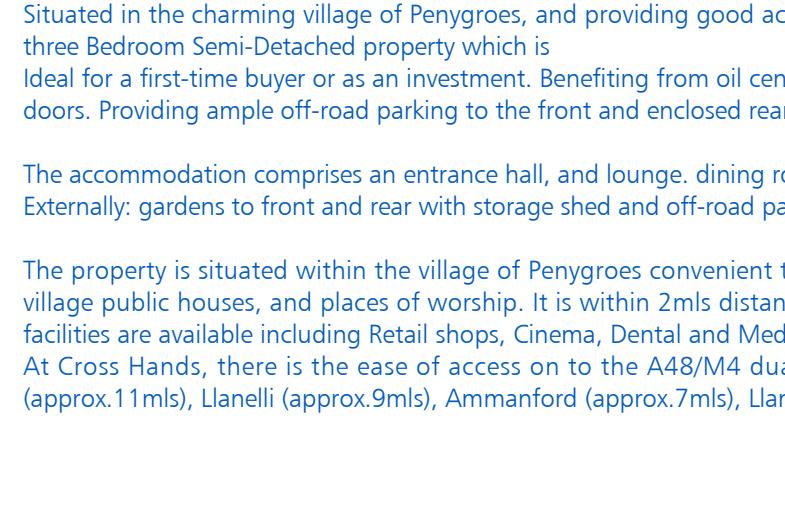
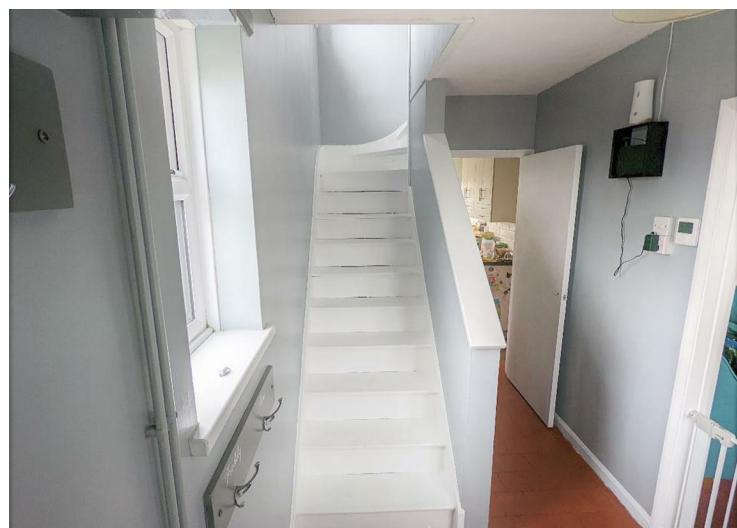
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***The Agent that goes the Extra Mile***





Situated in the charming village of Penygroes, and providing good access to all amenities and excellent commuting links to the M4 is this three Bedroom Semi-Detached property which is Ideal for a first-time buyer or as an investment. Benefiting from oil central heating, a modernized kitchen, and updated uPVC windows and doors. Providing ample off-road parking to the front and enclosed rear garden it's one not to miss. EPC RATING D

The accommodation comprises an entrance hall, and lounge. dining room, kitchen. First Floor: Three bedrooms and family bathroom Externally: gardens to front and rear with storage shed and off-road parking to the side.

The property is situated within the village of Penygroes convenient to local facilities including retail shops, primary school, Post Office, village public houses, and places of worship. It is within 2mls distance of the expanding center of Cross Hands where a wider range of facilities are available including Retail shops, Cinema, Dental and Medical Centres, gymnasium and also several multi-national superstores. At Cross Hands, there is the ease of access on to the A48/M4 dual carriageway with good road links to the towns of Carmarthen (approx.11mls), Llanelli (approx.9mls), Ammanford (approx.7mls), Llandeilo (approx.10mls), and the City of Swansea (approx.18mls).



## Entrance Hallway

### Lounge

13'5" x 12'10" (4.10 x 3.92)

### Kitchen

11'5" x 7'6" (3.49 x 2.31)

### Dining Room

11'5" x 11'8" (3.49 x 3.56)

### First Floor

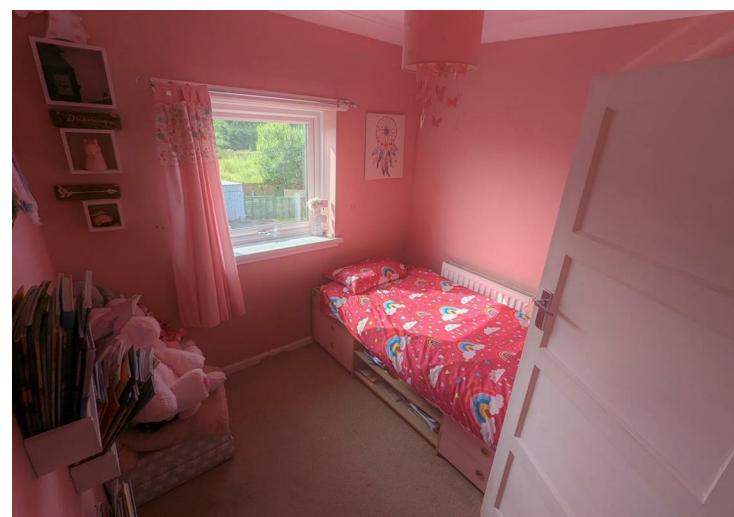
### Landing

### Bedroom One

### Bedroom Two

### Bedroom Three

### Bathroom



## DIRECTIONS

Leave Ammanford and follow Carregamman Ln to A474 follow A483 to Hendre Rd in Tycroes Turn right onto Hendre Rd and then continue onto Waterloo Rd/B4297 Drive to Bryndedwyddfa where the property will be on the left-hand side with one of our for sale boards.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.