



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 ''

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<https://www.facebook.com/westwalesproperties/aj5/rm/0921/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

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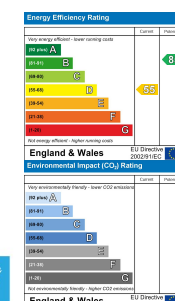


1 Brynglas, Penygroes, Llanelli, Dyfed, SA14 7PY

- Semi-Detached Bungalow
- Three Bedrooms
- Front and Rear Garden
- Off-Road Parking
- Immaculate Presentation
- Village Location
- Easy Access to M4/A48
- EPC: D

Price £164,950

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The Agent that goes the Extra Mile



A traditional semi-detached property located in a **POPULAR VILLAGE**. A substantial **FAMILY HOME** with **OFF ROAD PARKING** leading to an enclosed **REAR GARDEN**. The accommodation comprises an entrance hall, three bedroom's family bathroom, a kitchen, and a lounge. Externally: gardens to front and rear with garden shed two patio areas 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 Porch

Lounge

16'6" x 11'10" (5.03m x 3.61m)

Kitchen

11'1" x 6'11" (3.38 x 2.11)

Hallway

Bedroom One

11'6" x 9'6" (3.53 x 2.90)

Bedroom Two

10'11" x 9'4" (3.35 x 2.87)

Bedroom Three

7'6" x 6'0" (2.29 x 1.83)

Bathroom



DIRECTIONS

Leave Ammanford, head towards Pen-y-Groes, new bungalows on the left-hand side. The turning is on the right-hand side, then take the next left. The property is on the right-hand side there will be one of our boards outside.

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