



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 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON RLM/SC/0823/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

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

TELEPHONE: 01269 596659



20 Brynglas, Penygroes, Ammanford, Carmarthenshire, SA14 7PY

- Semi-detached Bungalow
- Lounge/Diner
- Detached Garage & Driveway
- Quiet Cul-de-sac Location
- Village Location
- Two Double Bedrooms
- Conservatory
- Well-presented Inside & Out
- Chain Free
- EPC RATING F

£155,000

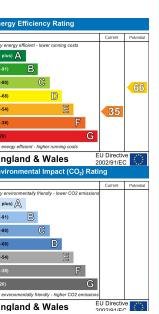
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile





HALLWAY

UTILITY ROOM

5'9" x 3'2" (1.77 x 0.97)

LOUNGE/DINER

17'7" (max) x 10'11" (max) (5.37 (max) x 3.34 (max))

KITCHEN

9'6" x 8'0" (2.90 x 2.46)

INNER HALLWAY

AIRING CUPBOARD

BATHROOM

7'6" x 5'6" (2.31 x 1.69)

BEDROOM 1

12'4" (max) x 10'2" (max) (3.77 (max) x 3.11 (max))

BEDROOM 2

9'1" x 8'11" (2.77 x 2.72)

CONSERVATORY

10'10" x 10'8" (3.31 x 3.26)

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 follow the road to Maesglas where the turning is on the right-hand side, then take the next left. The property will be on the right-hand side.



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