

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 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

Take-on ok RM/ASM 91222

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



## 21 Clos Y Cwm, Penygroes, Llanelli, Carmarthenshire, SA14 7RG

- Modern Mid Link Terrace
- Kitchen/Diner
- Close To Local Amenities
- Off road parking
- Easy Access to M4/A48
- Three Bedrooms
- Cloakroom
- Cul De Sac
- Enclosed Rear Garden
- EPC C

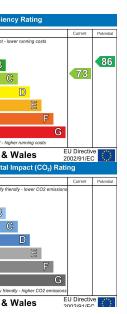
Price £149,950

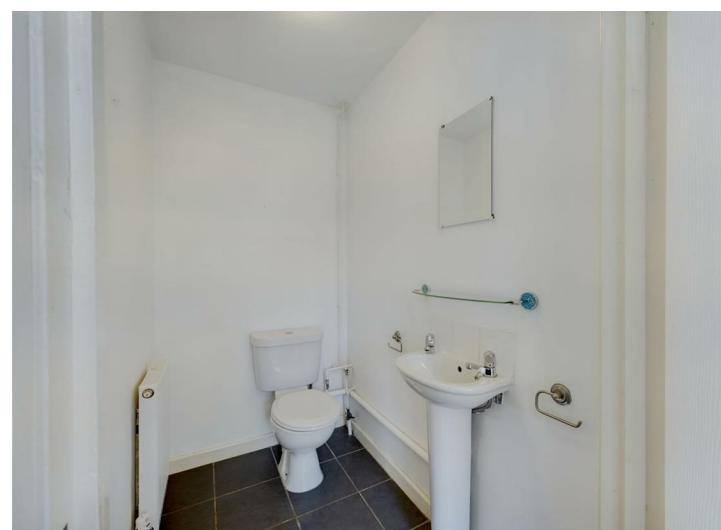
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Search no more ! CHAIN-FREE and ready to view! We have for sale this three bedroom, terraced property situated in a QUIET CUL DE SAC in the QUAIN village of Penygroes. An ideal first time purchase or investment property but more importantly, a modern property, WELL PRESENTED which offers a downstairs cloakroom and upstairs bathroom. Call today on 01269 596659 to book a viewing today! EPC RATING C.

Accommodation comprises of : Lounge, kitchen/diner, rear hallway, cloakroom, three bedrooms and bathroom. Externally, open-aspect frontage offering two parking spaces. To the rear, an enclosed garden with a mixture of lawn and patio.

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).



#### LOUNGE

16'9" (max) x 13'4" (max) (5.11 (max) x 4.07 (max))

#### KITCHEN/DINER

14'6" x 9'1" (4.44 x 2.77)

#### INNER HALLWAY

8'2" x 3'10" (2.50 x 1.18)

#### WC

5'10" x 3'10" (1.80 x 1.18)

#### FIRST FLOOR-LANDING

#### BATHROOM

7'5" x 5'11" (2.28 x 1.81)

#### BEDROOM ONE

13'3" (max) x 8'2" (max) (4.06 (max) x 2.51 (max))

#### BEDROOM TWO

10'6" x 7'5" (3.22 x 2.27)

#### BEDROOM THREE

10'7" x 5'5" (3.23 x 1.67)



#### 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 and you will see Clos Y Cwm on your left-hand side follow the road round and you will see the property on the left-hand side with our for sale board.

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