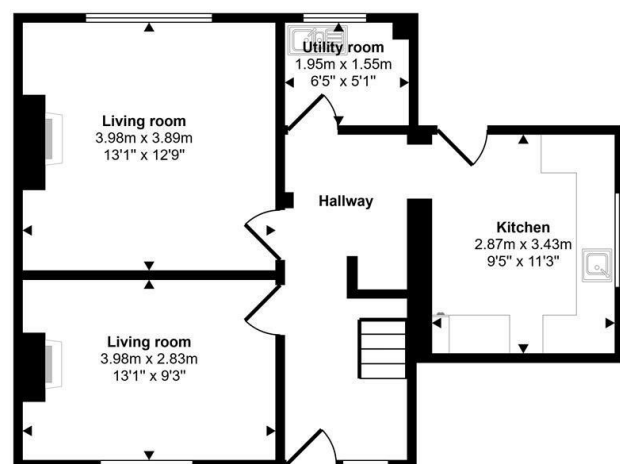
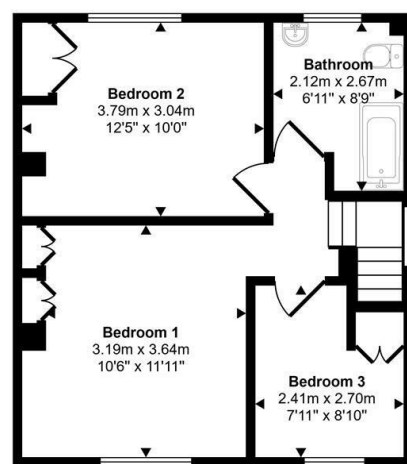


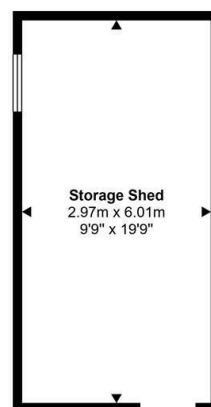
Approx Gross Internal Area  
112 sq m / 1206 sq ft



Ground Floor  
Approx 53 sq m / 567 sq ft



First Floor  
Approx 42 sq m / 447 sq ft



Storage Shed  
Approx 18 sq m / 192 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains drainage, Mains Gas

HEATING: Gas

TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

IRK/LSM/09/25/OK EIL

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

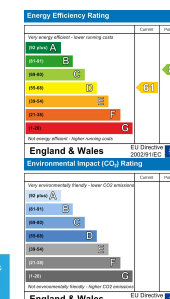


## 8 Brynymor, Five Roads, Llanelli, Carmarthenshire, SA15 5DX

- NO CHAIN
- TWO RECEPTION ROOMS
- POPULAR VILLAGE LOCATION
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- SEMI DETACHED HOUSE
- UTILITY ROOM
- GARDEN
- DOUBLE GLAZED
- EPC D

£170,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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**The Agent that goes the Extra Mile**



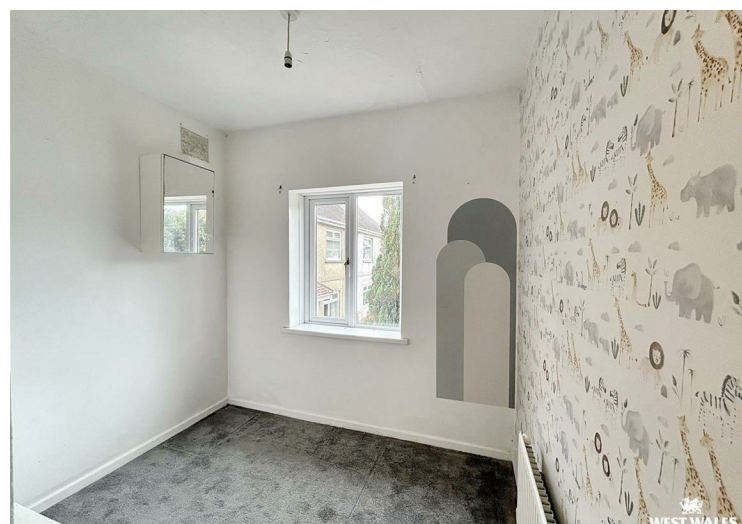


Located in the highly desirable village of Five Roads, Llanelli, this well-presented three-bedroom semi-detached home is tucked away in a cul-de-sac and is offered with no onward chain—making it an ideal choice for both families and professionals. The property offers the perfect canvas to add your personal touch.

The property comprises of a hallway which leads into an open-plan living and dining area—perfect for relaxing or entertaining. Modern kitchen features ample storage and a practical layout, complemented by a separate utility room for added convenience. On the first floor there are three bedrooms and a family bathroom.

Externally, the property boasts a gravelled driveway providing ample off-road parking. The easily maintained garden and patio area offer an ideal outdoor space—perfect for children to play, gardening enthusiasts, or simply a relaxing place to enjoy.

Five Roads is a small hamlet not far from Llanelli, where five roads lead off The Square, the central part of the village, on the main road. The five roads are Rehoboth Road, Horeb Road, Heol Hen, and the entrance and exit of the main road, known as Ynys-y-Cwm Road on the Llanelli side and Eclipse Terrace on the Carmarthen side. There are two pubs, The Stag and Waun Wylt, which are 1/4 mile distant in the neighbouring hamlet of Horeb. The Stag Pub is famous as the meeting place of the Rebecca Rioters, who gathered there to plan raids in the 18th Century. A new addition to the village is the state-of-the-art primary school.



### DIRECTIONS

Starting at Dark Gate in Carmarthen, head west towards Mill Street and continue straight onto Lammas Street. After a short distance, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then at the next roundabout, take the first exit onto the A40. When you reach Pensarn Roundabout, take the third exit onto the A484 towards Llanelli. Continue on the A484, taking the third exit at the next roundabout and the second exit at the following one to stay on the A484. Next, turn left onto the B4309 and follow it for several miles, continuing straight where it stays as the B4309. After around 12 miles, turn right onto Rehoboth Road, then shortly after turn left onto Bryn Y Mor. Your destination will be on the left. What3words: forwarded.geek.finishers

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