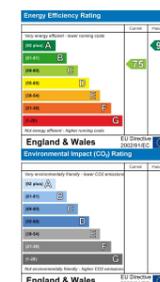


5 Clos Gwili, Cwmgwili, Carmarthenshire, SA14 6AQ

- Semi-detached modern property
- Cloakroom & Upstairs Shower-room
- Rear Enclosed Garden
- Small & Quiet Residential Estate
- Privately Owned Solar Panels
- Three bedrooms
- Well-presented Throughout
- Parking to Side
- Close To M4 Links & Crosshand Retail Park
- EPC RATING C

£189,950

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



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'

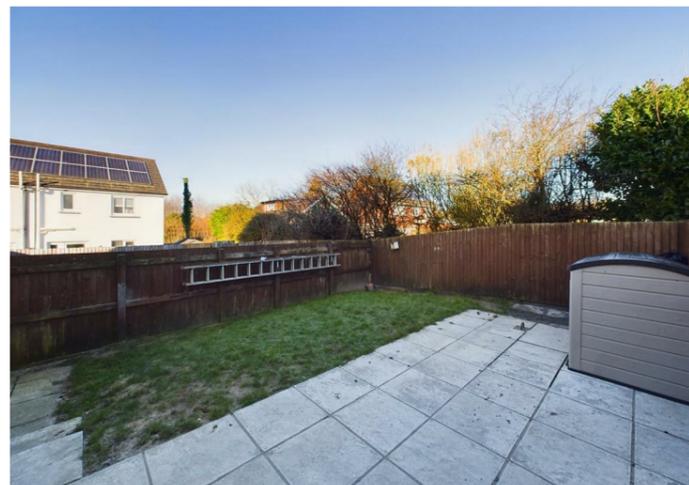
FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON JHL/SC/0124/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



Situated in a quiet cul-de-sac in the peaceful hamlet of Cwmgwili, we have a new market for this three-bedroom, semi-detached modern property for sale. Offering off-road parking, a downstairs cloakroom, and privately owned solar panels, this property is an ideal starter home or for someone looking to downsize. Well-presented throughout, why not ring us to arrange a viewing on 01269 596659? EPC RATING C.

Accommodations comprise a lounge, cloakroom, kitchen/diner, three bedrooms and shower room. Externally, open-aspect, low-maintenance frontage that offers off-road parking. To the rear is an enclosed garden with a patio and lawn.

It is situated in the hamlet of Cwmgwili, near the villages of Saron and a short distance from Capel Hendre, which has its post office/stores, places of worship, and public houses. It is a short drive to Ammanford, which provides a good range of amenities, along with a rail link on the 'Heart of Wales' line and very close proximity to the popular retail parks in Crosshands. The county administrative town of Carmarthen is approximately 15 miles, and the M.4 motorway (4 miles) can be joined at Pont Abraham, providing access to the University city of Swansea and, of course, is the main route to the rest of the country.



LOUNGE

15'6" (max) x 12'11" (max) (4.74 (max) x 3.94 (max))

BEDROOM 1

13'2" (max) x 8'6" (max) (4.03 (max) x 2.61 (max))

CLOAKROOM

7'3" x 3'1" (2.21 x 0.94)

BEDROOM 2

10'7" x 9'6" (3.23 x 2.91)

KITCHEN/DINER

16'4" x 8'3" (5.00 x 2.52)

BEDROOM 3

7'4" x 7'3" (2.25 x 2.21)

UNDERSTAIRS STORAGE

LANDING

SHOWER ROOM

6'5" x 6'4" (1.97 x 1.95)

..AGENTS VIEWING NOTES

VIEWING INFORMATION Privately owned solar panels. Electric c/h and hot water system. Timber-framed property.



DIRECTIONS

At our office head out of Ammanford driving towards "Penybanc", then driving onwards passing past the "Mountain Gate" to the village of "Tycroes". Turn right at "Hendre Road" and follow the road till you get to a crossroads with traffic lights in "Capel Hendre" onto "Lotwen Road". Continue driving on this road until you come to a junction, at the junction turn right onto "Thornhill Road". Follow the road taking the fourth turning off on your right signposted "Clos Y Gwili". The property is situated on your left, number 5.

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