

Approximate total area¹⁾
766.45 ft²
71.21 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

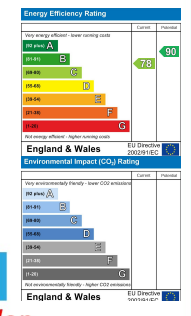


7 Clos Gwili, Cwmgwili, Llanelli, Carmarthenshire, SA14 6AQ

- Timber-framed Detached House
- Downstairs Shower-room & Upstairs Bathroom
- Front & Rear Gardens
- Small Residential Estate
- EPC RATING C. COUNCIL TAX BAND D.
- Three Bedrooms
- Off-road Parking
- Electric Heating System & Privately Owned Solar Panels
- Quiet Hamlet Close To Crosshands

£230,000

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.

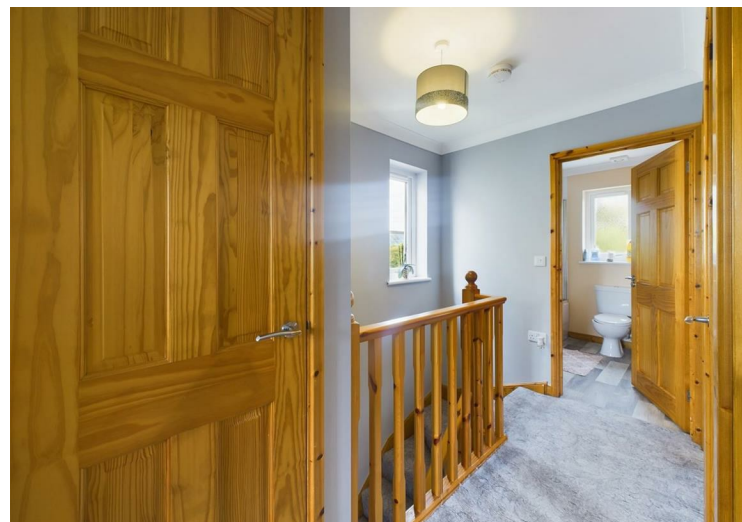
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0624/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.

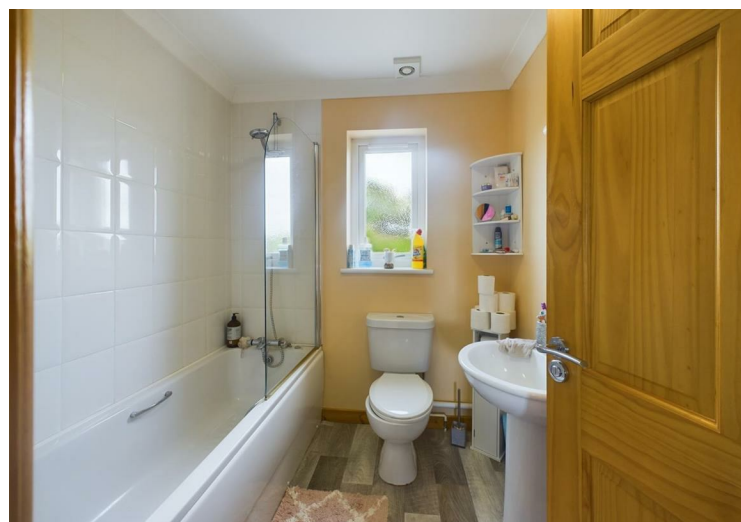
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Situated in a quiet cul-de-sac in the peaceful hamlet of Cwmgwili, we have this three-bedroom, detached modern timber-framed property for sale. Offering off-road parking, a downstairs shower-room as well as an upstairs bathroom and privately owned solar panels Well-presented throughout, why not ring us to arrange a viewing on 01269 596659! EPC RATING C.

Accommodations comprises : lounge/diner, shower-room, kitchen/diner, landing, bathroom and three bedrooms. Externally, enclosed frontage with a driveway offering off-road parking, To the rear, an enclosed garden which offers patio and another area laid with decorative chippings and steel garden shed. Secure gated pedestrian access to both sides of the property that leads to the front.

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.



..AGENTS VIEWING NOTES

LOUNGE/DINER
15'7" x 13'1" (4.77 x 3.99)

SHOWER ROOM
9'1" x 3'1" (2.77 x 0.96)

KITCHEN/DINER
16'7" x 8'5" (5.07 x 2.58)

LANDING

BATHROOM
6'6" x 6'6" (1.99 x 1.99)

BEDROOM 1
11'0" x 9'9" (3.36 x 2.98)

BEDROOM 2
13'1" x 8'8" (3.99 x 2.66)

BEDROOM 3
7'6" x 7'6" (2.29 x 2.29)



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 7.

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