

Approximate total area⁽¹⁾
777.69 ft²
72.25 m²

Reduced headroom
13.08 ft²
1.22 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 AJS/SC/1024/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.

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

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

TELEPHONE: 01269 596659

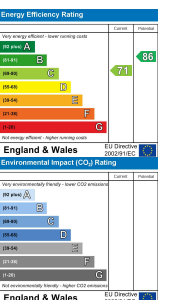


21 Clos Y Cwm, Penygroes, Llanelli, Carmarthenshire, SA14 7RG

- Traditional, Mid-terraced Property
- Downstairs Cloakroom & Upstairs Bathroom
- Driveway with Parking for 2 Cars
- Close To The M4 Links
- One To View!
- Three Bedrooms
- Enclosed Rear Garden
- Quiet Cul-de-sac Location
- Ideal Starter Home
- EPC RATING C. COUNCIL TAX BAND B.

£159,950

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The Agent that goes the Extra Mile





Situated in a quiet cul-de-sac in the charming village of Penygroes, we have for sale this three bedroom, traditionally built, terraced property. Chain-free and ready to view maybe your house search may finally be over when you step inside this well-presented, modern property. Offering a cloakroom and upstairs bathroom, off-roading parking and an enclosed rear garden. Call us today on 01269 596659! EPC RATING C.

Accommodation comprises : Lounge, kitchen/diner, rear hallway, cloakroom, landing three bedrooms and bathroom. Externally, open-aspect frontage offering two parking spaces. To the rear, an enclosed tiered low-maintenance garden.

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).



..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built, mains water, electric and sewerage. Gas LPG (the LPG tank is at the bottom of the road). For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability-Mobile phone coverage available for EE and Three, phone coverage but no data for 02 and Vodaphone. The information currently available to the Coal Authority

recommends a mining report for this property. There are covenants and easements on the title, a copy is available please request a copy, and an indemnity policy in respect of a covenant on the property.

LOUNGE

KITCHEN/DINER

INNER HALLWAY

CLOAKROOM

LANDING

BATHROOM

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE



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 in our TV channel to view our location videos about the area.