

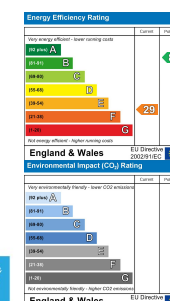


### 74 Cwmbach Road, Cwmbach, Llanelli, Carmarthenshire, SA15 4PN

- Detached Three-storey Traditional Property
- Four Bedrooms
- Spacious Rear Garden in A Charming Setting
- Oil Central Heating & Septic Tank
- EPC RATING F. COUNCIL TAX BAND D.
- Three Reception Rooms
- Bathroom & Shower-room
- Idyllic Setting
- Garages & Ample Off-road Parking

£235,000

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: Main electric and water. Oil central heating and Septic tank. 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 AKF/SC/0524/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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile







**\*\*\*FULLY MODERNISED INTERNALLY\*\*\*** Situated in one of Llanelli's most affluent areas surrounded by the Stradey Castle Estate, we have pleasure in offering this double-fronted, detached property on Cwmbach Road for sale. This versatile three-storey property has four bedrooms, three reception rooms, a shower room and an attractive bathroom. From first glance, appearances are certainly deceiving, so don't be fooled, and only unfold when you step inside and see for yourself, sitting proudly in an idyllic setting surrounded by woodland to the rear and the calming sound of Cwmmawr brook running through the lush green gardens. EPC RATING F.

Accommodation comprises a porch into the open-plan sitting room, lounge, snug, kitchen/breakfast room, shower room, utility/laundry room, second lounge, upstairs bathroom, and three bedrooms. Externally, this property is set on a spacious plot with two separate level lawns that back onto woodland, a greenhouse and side courtyard, and then a separate parking area that allows ample parking for an array of vehicles.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen the docks and landscape around the town regenerated as part of the Millennium Coastal Park project. Now, Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course, and the Festival Fields.



**..AGENTS VIEWING NOTES**

**FIRST FLOOR-LANDING**

**KITCHEN/BREAKFAST ROOM**

**ENTRANCE PORCH**

5'11" (max) x 5'6" (max) (1.821 (max) x 1.692 (max) )

**BATHROOM**

10'9" (max) x 8'10" (max) (3.30 (max) x 2.71 (max))

23'0" (max) x 8'8" (max) (7.03 (max) x 2.66 (max))

**OPEN-PLAN SITTING ROOM**

16'0" (max) x 9'3" (max) (4.88 (max) x 2.83 (max))

**BEDROOM 1**

16'10" x 8'7" (5.15 x 2.63)

**SHOWER ROOM**

6'2" x 4'1" (1.88 x 1.26)

**LOUNGE**

17'10" (max) x 10'2" (max) (5.44 (max) x 3.12 (max) )

**BEDROOM 2**

10'2" x 8'10" (3.10 x 2.70)

**SITTING ROOM/BEDROOM 4**

12'3" x 7'10" (3.75 x 2.40)

**SNUG**

10'9" x 8'1" (3.30 x 2.48)

**BEDROOM 3**

9'6" x 8'7" (2.91 x 2.64)

**UTILITY/LAUNDRY ROOM**

13'6" x 8'1" (4.13 x 2.48)

**PARCEL OF LAND**

**GROUND FLOOR-BASEMENT LEVEL**



**DIRECTIONS**

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights on "Cwmbach Road". As you travel down the road there is a right-hand bend and a turning on this bend to the left. The property is situated opposite this junction, number 74.

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