

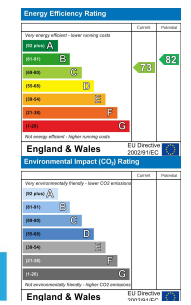


### 3 Penybryn, Swiss Valley, Llanelli, Carmarthenshire, SA14 8PS

- Traditionally Built, Detached Spacious Bungalow
  - Stunning Kitchen/Diner/Breakfast Room
  - Spacious Plot
  - Sought After Location
  - Three Bedrooms
  - Beautifully Presented Wrap-around Gardens
  - Integral Garage & Additional Off-road Parking
  - Viewing Is A Must To Appreciate What This Bungalow Offers!
- EPC RATING C/ COUNCIL TAX BAND E

£349,950

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: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'E'

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

TAKE ON AKF/SC/0924/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,

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Sitting pretty and proud, we welcome you to this charming, traditionally built, detached bungalow located in the sought-after area of Swiss Valley where appearances are certainly deceiving. This bungalow is a perfect example of a "turn key" property and boasts a spacious layout that will please everyone from the stunning kitchen/diner to the wrap-around spacious versatile garden with integral garage. Come see what's behind the door of this immaculately presented bungalow. Call today on 01554 759655 to get your slot booked! EPC RATING C.

Accommodation comprises : Vestibule, kitchen/diner/breakfast room, lounge, inner hallway, two storage cupboards, family bathroom with the added benefit of having a wet-room area, utility room, three bedrooms- the master bedroom having a walk-in wardrobe and an en-suite shower room with a multi-jet shower cubic and integral garage.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year—accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town centre and Llanelli Beach where you can pick up the Millennium Coastal Path.

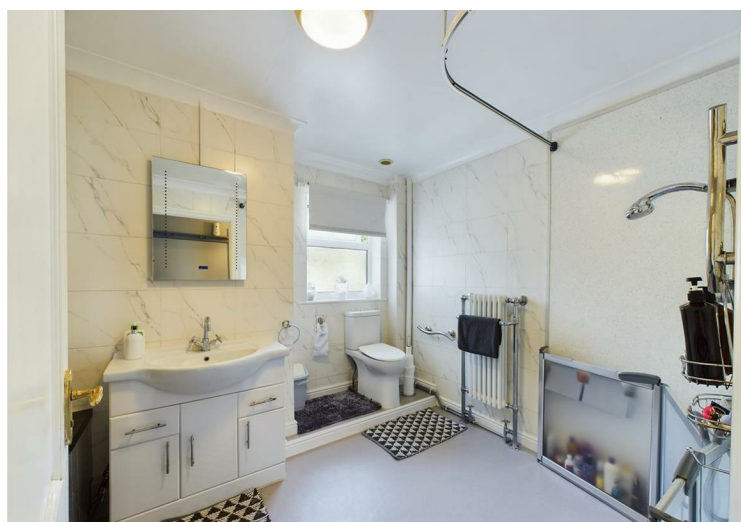


**..AGENTS VIEWING NOTES**

- VESTIULE**
- KITCHEN/DINER/BREAKFAST ROOM**
- LOUNGE**
- INNER HALLWAY**
- BEDROOM 1**
- EN-SUITE SHOWER ROOM**
- WALK-IN WARDROBE**

**UTILITY ROOM**

- BEDROOM 3**
- SIDE HALLWAY**
- STORAGE CUPBOARD**
- AIRING CUPBOARD**
- FAMILY BATHROOM/WET-ROOM**
- BEDROOM 2**
- INTEGRAL GARAGE**



**DIRECTIONS**

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