



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, gas and sewerage connected. We have not checked or tested any of the services or appliances at the property.  
**TAX:** Band 'G'

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

Take on AKF/SC/0225/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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
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TELEPHONE: 01554 759655



### 1 Parc Gitto, Llwynhendy, Llanelli, Carmarthenshire, SA14 9LA

- Traditional Detached Character Property
- Four Reception Rooms
- Two Garages & Driveway Offering Additional Parking
- One To View!
- EPC RATING F. COUNCIL TAX BAND G.
- Four Bedrooms
- Spacious Plot Measuring 0.33 of an Acre
- Popular Village Location Close to Schools & Local Amenities
- Good-size Famly Home Inside & Out

**Energy Efficiency Rating**

Energy Efficiency Rating: F (100-150 kWh/m²/yr)

Environmental Impact Rating: G (100-150 gCO₂/m²/yr)

England & Wales

**£425,000**  
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The Property Ombudsman

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**The Agent that goes the Extra Mile**

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Sitting pretty, proud and commanding for 100 years and with so many character features, we are delighted to show off to you this traditional, detached property for sale in the charming village of Llwynhendy. At one time the doctor's surgery for the village, this property still has some of the original features from the parquet flooring to the open fireplaces and is poised on a spacious plot that measures 0.33 of an acre. This property is a perfect example of a family home and offers space internally as well as externally. Call today on 01554 759655 to come and see and appreciate the size, location and presentation this beautiful character property has to offer you. EPC RATING F. COUNCIL TAX BAND G.

Accommodation comprises : Entrance porch, playroom/cwtch into an office area, entrance hall, dining room, lounge, kitchen/diner with pantry, cloakroom, utility room, sitting room, landing, family bathroom and four bedrooms - two doubles and the master with a shower cubicle. Externally the plot measures 0.33 of an acre and has a driveway to the front and side with an EV car charger. The garage to the front has an attic room and there is another garage to the side with a toolshed. To the rear the garden offers a beautiful lush-green lawn with flowering borders, greenhouse, raised patio area and summerhouse. Viewing is a MUST!.

Llwynhendy is a village near the town of Llanelli with a population of the 'Llwynhendy ward'. It is bordered by Bynea and is an old village with strong industrial roots. The (now closed) steel works in nearby Bynea was a major employer until the decline of the steel industry. The nearby WWT site in the old Penclacwydd farm near the village is the only Wetland and Wildlife Trust centre in the whole of Wales.

#### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\*Traditionally built. Mains gas, water, electric and sewerage connected. A spacious plot that measures 0.33 of an acre. Council tax band G. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (10,000 Mbps), Mobile availability- Full coverage for EE and O2, limited coverage for Three and Vodafone. From the information currently available to the Coal Authority, a mining report is recommended for this property, there is a disused mine shaft entry situated at the rear of the property, the Coal Authority inspected it in 2012 and the vendor has provided paperwork in relation to this. The loft is boarded and has a light connected with pull-down loft ladders. There is an attic room above one of the garages. There is an asbestos roof on the second garage. There is an EV car charger fitted on the driveway.

#### ENTRANCE PORCH

#### PLAYROOM/SITTING ROOM/CWTCH

#### OFFICE AREA

#### ENTRANCE HALL

#### DINING ROOM

#### LOUNGE

#### KITCHEN/DINER

#### PANTRY

#### CLOAKROOM

#### UTILITY ROOM

#### SITTING ROOM

#### LANDING

#### FAMILY BATHROOM

#### BEDROOM 1

#### BEDROOM 2

#### BEDROOM 3

#### BEDROOM 4

#### SUMMERHOUSE

#### GARAGE

#### OUTBUILDING

#### GARAGE

#### ATTIC ROOM ABOVE GARAGE



#### DIRECTIONS

At our office turn right heading in for Asda, going past Asda and the Eastern Gate, at the main roundabout take the third turning off, following the road keeping in the right-hand lane taking the third turning off at the roundabout. Follow the Trostre link road to the next main roundabout keeping in the left-hand lane taking the first turning off, moving into the right-hand lane. At the traffic lights of Halfway turn right follow the road and as the road forks take the right-fork following the road through the traffic lights and through the village of "Llwynhendy". Keep travelling along the road and you will pass a small row of shops on your left known as "The Avenue", continue driving past another convenience shop on your right and take the next turning off on your right signposted "Parc Githo", the property is situated on your right, number 1.

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