

Floor 1



Floor 2



Approximate total area⁽¹⁾
1059.72 ft²
98.45 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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: Mains gas, water, electric 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/0325/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
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

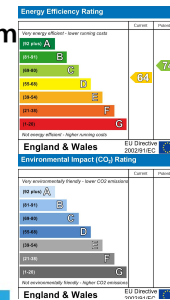


2 Maes Ty Gwyn, Llangennech, Llanelli, Carmarthenshire, SA14 8XY

- Traditional, Detached Property
- Lounge & Conservatory
- Driveway & Integral Garage
- Prime Village Location With Good M4 Links
- EPC RATING D. COUNCIL TAX BAND E.
- Four Bedrooms
- Cloakroom, Bathroom & En-suite Shower Room
- Ideal Family Home
- Viewing A Must!

£320,000

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The Agent that goes the Extra Mile





Situated in a prime village location where you're surrounded by friendly villagers, local countryside and the best commuting links for the M4, Llanelli, Swansea and Carmarthen town centres we have for sale this perfect example of a FAMILY home. A modern and stylish kitchen/breakfast family room along with conservatory and an attractive rear garden to enjoy all year round, this property sits proud and DETACHED and offers so much to the lucky purchaser so don't delay call us on 01554 759655 to arrange a viewing today! EPC RATING D. COUNCIL TAX BAND E.

Accommodation comprises of: Hallway, cloakroom, lounge, kitchen/breakfast/family room, utility room, conservatory, bathroom, four bedrooms-master with en-suite shower room and integral garage. Externally, open aspect frontage with driveway that offers ample off-road parking and seating area. To the rear, an attractive enclosed garden that comprises of patio, lawn and elevated seating area and outbuilding.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built property. Mains gas, electric, sewerage and water connected. Council Tax Band E. There are easements and covenants on the title, we have a copy on file. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- limited mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. The previous vendors removed an Internal wall between kitchen and family area, no buildings regs were obtained due to the advice given from the builder. Driveway is owned by the property and is sole use by

them. The grass area in-front of property is not owned by anyone.

HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/DINER

CONSERVATORY

UTILITY ROOM

INTEGRAL GARAGE

LANDING

BATHROOM

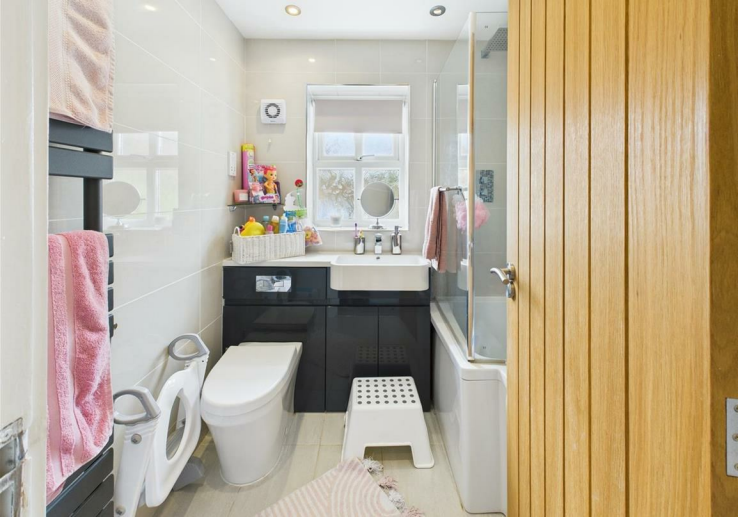
BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4



DIRECTIONS

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. After the roundabout for "Llanelli Crematorium" you will approach another roundabout, at this roundabout take the third turning off and follow the road down taking a left-hand bend and continuing until you get to a junction. At the junction turn left and proceed driving down the road taking the first turning off in to "Maes Ty Gwyn" the property is situated on the right down a small driveway.

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