

Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

674 ft<sup>2</sup>

62.7 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

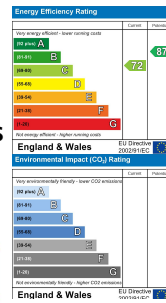


### 3 Amanwy, Llwynhendy, Llanelli, Carmarthenshire, SA14 9AH

- Traditional,, Ex-local Authority, Semi-detached Property
- Front & Rear Gardens With Off-road Parking
- Chain-Free!
- Popular Residential Estate
- Two Double Bedrooms
- Outbuildings In The Garden
- Close To Primary Schools & Local Amenities
- EPC RATING C. COUNCIL TAX BAND B.

**£135,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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*The Agent that goes the Extra Mile*







Situated in a friendly established residential estate where you have the most warmest of welcomes, we have for sale this two bedroom, semi-detached property. This well-loved home has been in the family for over 50 years. and would make an ideal starter home or investment. Offering off-parking, an enclosed rear garden and close to local amenities, all situated in a friendly village this may be your next home. Call today on 01554 759655. EPC RATING C.

Accommodation comprises: Hallway, lounge, kitchen, sitting room/dining room, landing, bathroom and two double bedrooms. Externally to the front, open aspect frontage which offers off-road parking. To the rear, an enclosed garden with lawn, patio and two outbuildings.

Llwynhendy is a village near the town of Llanelli with a population of the 'Llwynhendy ward' which includes Llwynhendy, Cefncaeau, parts of Cwmcarnhywel, parts of Bryn and Penceilogi at 4,276. 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 village is 50 ft above sea level and is based around the Nant Caerhuan that finds its source in nearby Gelli Farm, Bryn, Llanelli. The nearby WWT site in the old Penclacwydd farm near the village is the only wetland wildlife trust centre in the whole of Wales.

## ..AGENTS VIEWING NOTES

### HALLWAY

### LOUNGE

### KITCHEN

### SITTING ROOM

### LANDING

### BATHROOM

### BEDROOM 1

### BEDROOM 2

## DIRECTIONS



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