

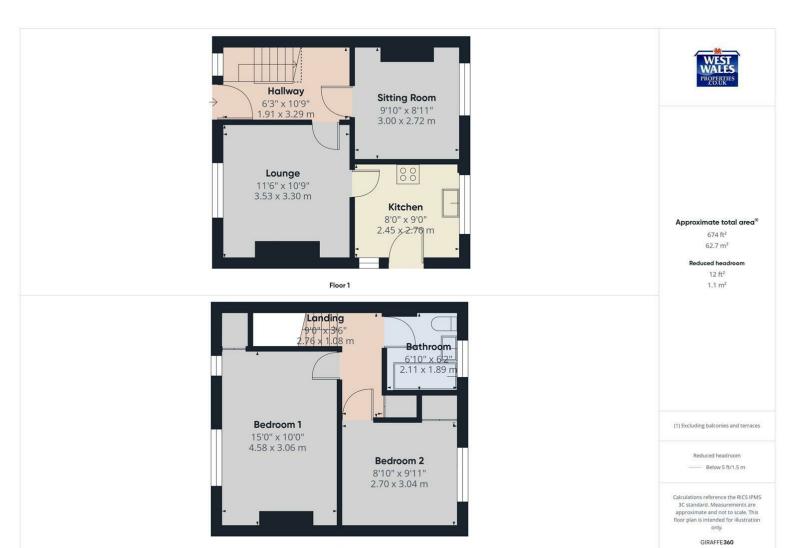






01554 759655 www.westwalesproperties.co.uk





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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

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









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

- Traditional,, Ex-local Authority, Semidetached Property
- Front & Rear Gardens With Off-road Parking
- · Chain-Free!

£135,000

• Popular Residential Estate

- Two Double Bedrooms
- Outbuildings In The Garden
- Close To Primary Schools & Local Amenities
- EPC RATING C. COUNCIL TAX BAND B.



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



The Agent that goes the Extra Mile

Page 4



















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

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