



Energy Efficiency Rating		Score	Notes
Very energy efficient: lower running costs 91-100 A 81-90 B 69-80 C 55-68 D 39-54 E		69	B
Not energy efficient: higher running costs			
England & Wales EU Directive Environmental Impact (CO₂) Rating			
Very economically friendly: lower CO₂ emissions 91-100 A 81-90 B 69-80 C 55-68 D 39-54 E			
Not energy efficient: higher CO₂ emissions			
England & Wales EU Directive Environmental Impact (CO₂) Rating			

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Situated in Llangennech, a popular 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 detached, chain-free bungalow. This bungalow sits at the top of a quiet cul-de-sac in one of Llangennech's most sought after estates, Talywern where you have a view of the open countryside from the top of the garden and as you drive out of the cul-de-sac. A converted garage gives the next lucky purchaser to either use as a second reception room or a third bedroom, the choice is your? Call us today on 01554 759655 to secure your viewing slot! EPC RATING C. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, kitchen/breakfast room, lounge, second reception room/bedroom 3, inner hallway, storage cupboard, bathroom and two bedrooms. Externally, open-aspect frontage with driveway for off-road parking and the remainder laid with chippings. Pedestrian access to the side which takes you to a rear enclosed garden. The rear garden has a small hard-standing seating area and then three steps that lead to the remainder of the garden which is lawned.

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, nursery and primary school, community center and is home to one of the most popular pub/restaurants in the area, "The Bridge" . 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 as well as local taxi firms.



..AGENTS VIEWING NOTES

HALLWAY

KITCHEN/BREAKFAST ROOM

LOUNGE

**SITTING/ROOM/DINING
ROOM/BEDROOM 3**

INNER HALLWAY

STORAGE CUPBOARD

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.