



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 water, electric and sewerage connected. Electric wall-mounted heaters. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'A'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on AJS/SC/1225/draft

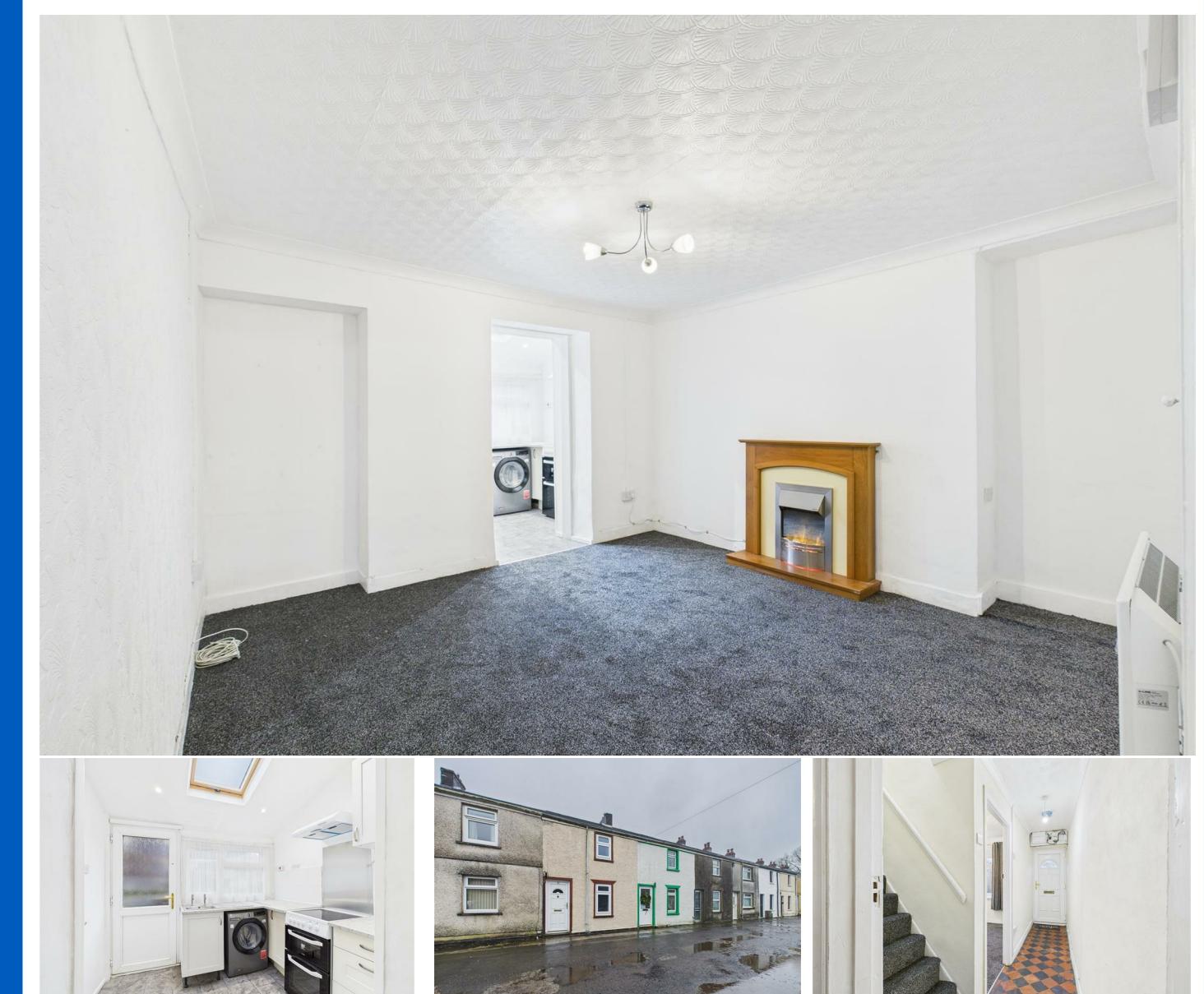
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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



10 Gwendraeth Row, Pontyberem, Llanelli, SA15 5NA

- Terraced, Traditional Cottage
- Two Double Bedrooms
- Two Reception Rooms & Downstairs Shower Room
- Chain-free & Ready For Viewings
- Larger-than-average Front & Rear Gardens With Garage & Several Outbuildings
- Surrounded By Natural Beauty On A Quiet No-through-road
- Ideal Starter Home!
- One To View!
- EPC RATING E. COUNCIL TAX BAND A.

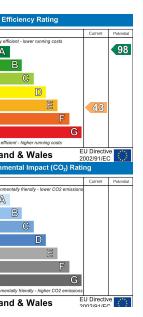
Price £119,950

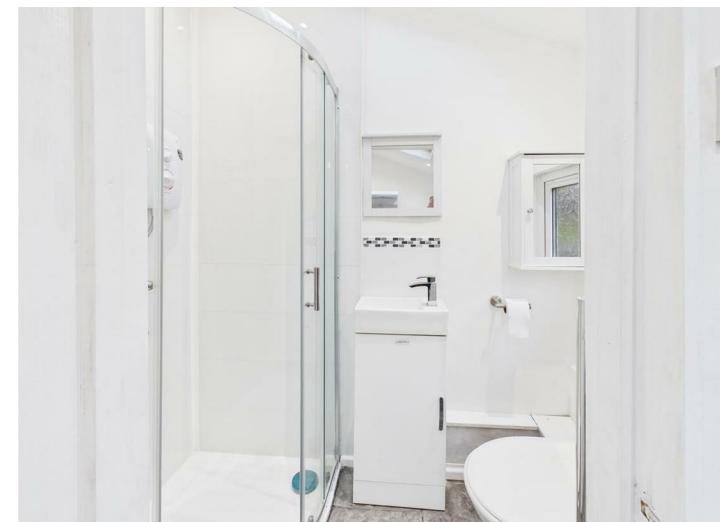
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The Agent that goes the Extra Mile





..AGENTS VIEWING NOTES

HALLWAY

SITTING ROOM

LOUNGE/DINER

KITCHEN

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2

OUTBUILDING/WORKSHOP

OUTBUILDING/ORIGINAL BATHROOM

DIRECTIONS



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