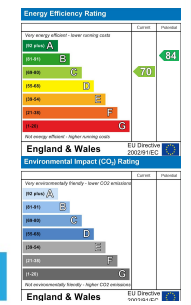


**29 Penllwynrhodyn Road, Llwynhendy, Llanelli, Carmarthenshire, SA14 9NL**

- Detached Bungalow
- Spacious Accommodation
- Village Location
- Garage
- EPC Rating C
- Three Bedrooms
- Kitchen/Diner
- Level Rear Garden
- Off Road Parking

**£230,000**

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

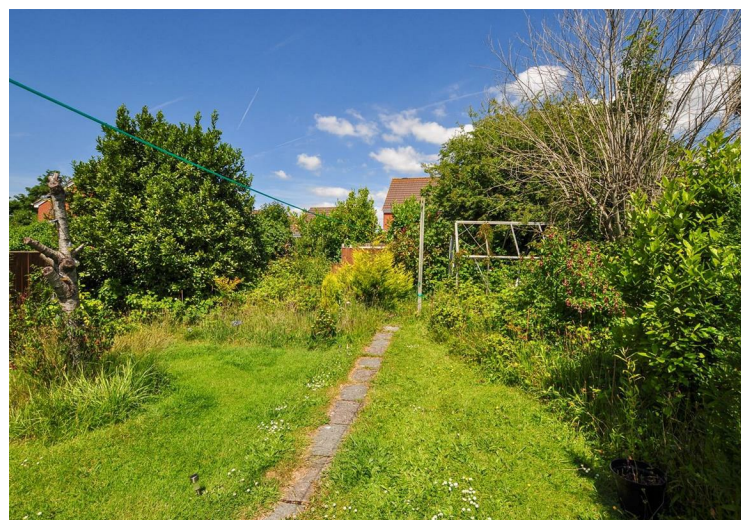
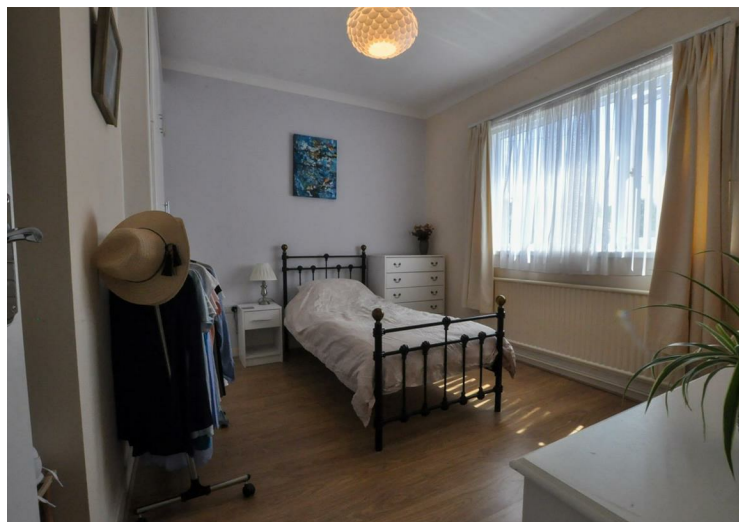


View: By appointment with the Agents 01554 759655  
 Services: We have not checked or tested any of the Services or Appliances  
 Tenure: We are advised Freehold  
 Tax: Band D  
 We would respectfully ask you to call our office before you view this property internally or externally  
 RLM/JHL/0622/ok

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.

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\*\*\*NEW PRICE\*\*\* Located in the popular village location of Llwynhendy and ready to welcome you all is this three bedroom, detached, traditionally built bungalow. Sitting on a spacious plot which measures 0.13 of an acre this bungalow certainly has got the "space factor" both inside and out. By offering generous room sizes internally along with the right amount of space externally this may be the bungalow you have been searching for. Call today on 01554 759655 to arrange a viewing so you can see and appreciate for yourselves the location, size and presentation. EPC RATING C.

Accommodation comprises of : Hallway, a spacious lounge, kitchen/diner, modern shower room and three double bedrooms. Externally, low-maintenance frontage with driveway to the side leading to a detached garage. To the rear, a spacious paved patio area and then steps leading to a good-sized well-established garden.

Llwynhendy is a highly sought-after area due to its fantastic location, excellent transport links, school catchment area, several reputable restaurants, GP surgeries and local amenities. A few minutes away is the larger town of Llanelli, with an abundance of amenities, shopping facilities (such as Trostre retail park), a hospital, other schools and many more. There are excellent links from Llwynhendy to the A48 and M4 providing a lowing quick and easy access to cities such as Swansea and Cardiff.

**..AGENTS VIEWING NOTES**

**Front Porch**

**Entrance Hall**

**Bedroom**  
11'9" x 11'10" (3.6 x 3.61)

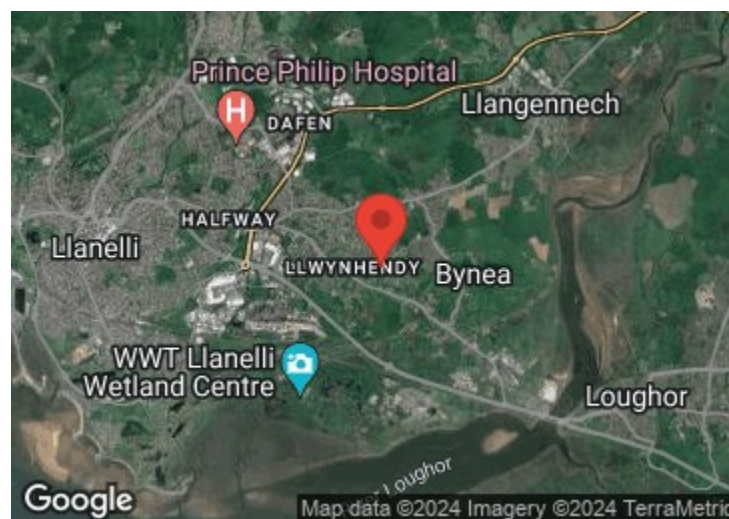
**Bedroom**  
10'10" x 9'8" (3.32 x 2.96)

**Bedroom**  
11'7" x 8'11" (3.55 x 2.72)

**Bathroom**

**Lounge**  
20'1" x 8'11" (6.13 x 2.72)

**Kitchen/Diner**



**DIRECTIONS**

From our Llanelli office Head north-east on Murray St/A4214 towards Inkerman St. At the roundabout, take the 1st exit and stay on Murray St/A4214. At the roundabout, take the 2nd exit onto Upper Robinson St/A4214. At the roundabout, take the 1st exit onto Pottery St/A4214. At the roundabout, take the 1st exit onto Stepney Pl/A4214. At the roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 1st exit onto A4138. Turn right onto Llandafen Rd/B4297. Slight right onto Pemberton Rd/B4297. Turn left onto Penllwynrhodyn Rd. The property will be found on the left.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.