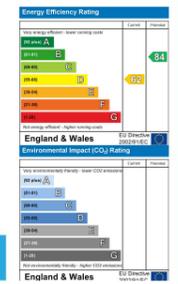


Llwynteg Five Roads, Carmarthenshire, SA15 5YT

- Traditional, Detached Bungalow
- One/Two Reception Rooms
- Versatile Bungalow
- Enclosed Rear Garden
- EPC RATING D. COUNCIL TAX BAND C.
- Two/Three Bedrooms
- Bathroom & En-suite Shower-room
- Off-road Parking
- Popular Village Location



Offers In Excess Of £250,000

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

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 C

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

Take on JHL/SC/0825/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.

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



Pleasantly set back from the main road in Five Road, we have for sale this versatile, detached bungalow. "Llwynteg" is ready to give all you lucky purchasers a surprise when you walk through its front door, so come see for yourselves. This bungalow offers three bedrooms, one reception room, and a conservatory, or two bedrooms, two reception rooms, and a conservatory. However, the big bonus about this bungalow is that the main bedroom has a dressing room and an en-suite shower room. EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises: vestibule, hallway, lounge/bedroom 2, bedroom 1, leading to a dressing room and en-suite shower room, bathroom, bedroom 3, storage cupboard, dining room/sitting room, kitchen, and conservatory. Externally, an open-aspect frontage with a driveway that offers off-road parking for up to 4 vehicles and secure gated pedestrian access into the rear garden. The rear garden features a small patio area, with the remainder of the garden laid out as lawn. The lawn is sloped, and a decked area at the top (in need of attention) and a summerhouse are also included. There is also a tiny lawned area to the side of the property which is flat.

Five Roads is a small hamlet not far from Llanelli, where five roads lead off The Square, the central part of the village, on the main road. The five roads are Rehoboth Road, Horeb Road, Heol Hen, and the entrance and exit of the main road, known as Ynys-y-Cwm Road on the Llanelli side and Eclipse Terrace on the Carmarthen side. There are two pubs, The Stag and Waun Wylt, which are 1/4 mile distant in the neighbouring hamlet of Horeb. The Stag Pub is famous as the meeting place of the Rebecca Rioters, who gathered there to plan raids in the 18th Century. A new addition to the village is the state-of-the-art primary school.



..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, electric, gas and sewerage connected. Council tax band C. The main lawned garden is sloped and there are no flat areas. The decking outside the summerhouse is in need or replacing/repair, do not walk on this area. For this location, according to Ofcom, the following information is available: Broadband availability—up to Superfast (80 Mbps); Mobile availability—full mobile phone coverage with Vodafone, limited mobile phone coverage for EE and O2, no mobile phone coverage for Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

VESTIBULE

HALLWAY

BEDROOM 1

DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM 2/LOUNGE

BATHROOM

BEDROOM 3

STORAGE CUPBOARD

DINING ROOM/SITTING ROOM

KITCHEN

CONSERVATORY



DIRECTIONS

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