

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains drainage, Mains Gas

HEATING: Gas

TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

IRK/LSM/09/25/OK EJL

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



8 Brynmor, Five Roads, Llanelli, Carmarthenshire, SA15 5DX

- NO CHAIN
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- POPULAR VILLAGE LOCATION
- GARDEN
- DRIVEWAY PARKING
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- EPC D

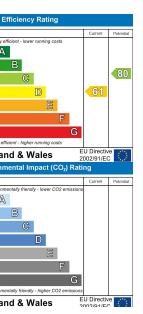
Offers In Excess Of £160,000

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The Agent that goes the Extra Mile





DIRECTIONS

Starting at Dark Gate in Carmarthen, head west towards Mill Street and continue straight onto Lammas Street. After a short distance, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then at the next roundabout, take the first exit onto the A40. When you reach Pensarn Roundabout, take the third exit onto the A484 towards Llanelli. Continue on the A484, taking the third exit at the next roundabout and the second exit at the following one to stay on the A484. Next, turn left onto the B4309 and follow it for several miles, continuing straight where it stays as the B4309. After around 12 miles, turn right onto Rehoboth Road, then shortly after turn left onto Bryn Y Mor. Your destination will be on the left. What3words: forwarded.geek.finishers

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