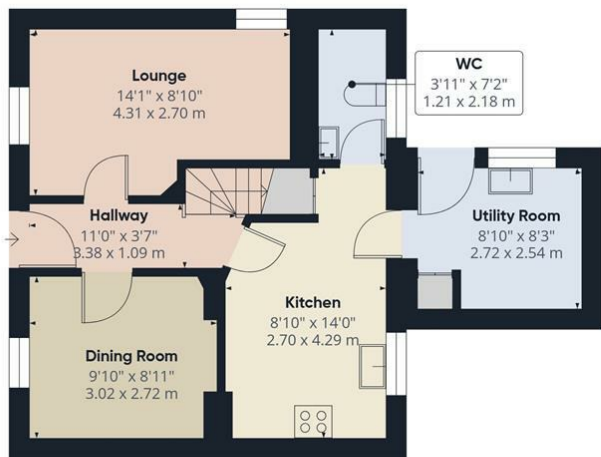
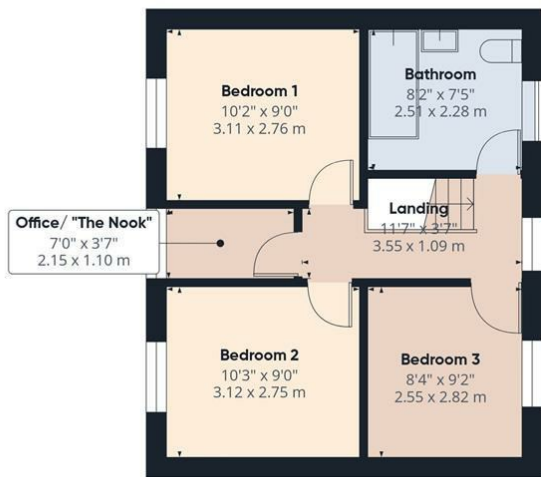




Floor 1



Floor 2



Approximate total area⁽¹⁾
887 ft²
82.4 m²

(1) Excluding balconies and terraces

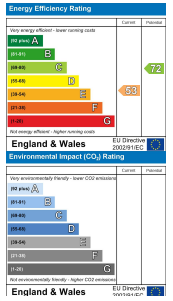
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Brynderi Cwmgwili, Llanelli, SA14 6PP

- Semi-detached, Traditional Double-fronted Property
- Two Reception Rooms
- Oil Central Heating
- Spacious Rear Garden Made up of Patio Area & Lawn
- EPC RATING E. COUNCIL TAX BAND C.
- Three Bedrooms & Office/Dressing Room Lovingly Known As "The Nook"
- Downstairs Cloakroom & Upstairs Bathroom
- Ample Off-road Parking
- Hamlet Location With Views Of The Open Countryside



Price £265,000

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



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The Agent that goes the Extra Mile





Situated in the sought-after hamlet of Cwmgwili, surrounded by countryside with the bonus of being very close to picking up the M4, we have for sale this double-fronted semi-detached, traditional property with ample parking and ample garden. Brynderi boasts character and charm, offers peace and tranquility with the bonus of being close to local amenities, an ideal home for anyone! Call us today on 01554 759655 to see what greets you behind the door of "Brynderi". EPC RATING E. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, dining room, lounge, kitchen, understairs cupboard, cloakroom (option to re-install a shower), utility, landing, bathroom, three bedrooms and office/dressing room lovingly known as "The Nook". Externally this property benefits from a spacious garden which is home to a variety of mature shrubs and plant borders, cherry trees and an elevated lush-green lawn, large summerhouse, kennel with an astro-lawn enclosure, a spacious wooden workshop and wooden garden shed. There is a separate area of garden which the current owners use as a planting station, patio area and a smaller section of garden with a wooden arbour and another garden shed. Gated access to the front which offers ample parking for an array of vehicles and an open-aspect frontage.

Cwmgwili is a small hamlet near the village of Saron and a short distance from Capel Hendre, which has its post office/stores, places of worship, and public houses. A short drive to Ammanford provides a good range of amenities, along with a rail link on the 'Heart of Wales' line and very close proximity to the popular retail parks in Crosshands. The county administrative town of Carmarthen is approximately 15 miles, and the M.4 motorway (4 miles) can be joined at Pont Abraham, providing access to the University city of Swansea and, of course, is the main route to the rest of the country.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built property. Mains water, sewerage and electricity connected—oil central heating. Council tax band C. The bank opposite the house does not belong to the property but the current owners maintain and cut it. The cloakroom still has the facilities to fit a shower back in. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (79 Mbps), Mobile availability- variable mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

DINING ROOM

LOUNGE

KITCHEN

CLOAKROOM

UTILITY ROOM

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

"THE NOOK"

SUMMERHOUSE

KENNEL

GARDEN WOODEN OUTBUILDING

SHED



DIRECTIONS

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