



## Llys Y Bugail

Penygroes, Llanelli SA14 7PJ

- Unfurnished Three Bedroom Semi detached Property
  - One reception Room
- DPS deposit required amount £917
  - uPVC Double Glazing
  - EPC: C
- Oil Central Heating
- £795 per Calendar Month
- Off Road Parking
- Carmarthenshire Council Tax Band: C
- Viewing of property from 4th June

**£795 PCM**





## Location



## Description

TO LET: THREE BEDROOM SEMI DETACHED HOUSE in the village of Penygroes close to local amenities. The property briefly Comprising of Entrance Hallway, Lounge, Dining Room, Kitchen, Cloakroom and Family Bathroom with the benefit of Oil Central Heating and Double Glazing. Externally there is a rear garden and off road parking. £895.00 PCM, Deposit Required £1030.00 Available Now. Energy Rating -C

## CLOAKROOM

Fitted with two piece suite comprising of W.C and wall mounted wash hand basin, double glazed window, tiled walls and flooring.

## LOUNGE

Spacious lounge area, laminate flooring, radiator, uPVC double glazed patio doors leading to the rear, uPVC double glazed window facing front of property,

## KITCHEN

Fitted with a range of matching wall and base units with complimentary worksurface over, stainless steel sink and drainer with modern mixer tap over, integrated oven, integrated hob with extractor hood over, space for a fridge freezer, plumbing for washing machine, uPVC double glazed window facing back of property. Tiled Flooring.

## BEDROOM ONE

uPVC double glazed window radiator, carpet.

## ENSUITE

Fitted with a three piece suite, consisting of a w.c, wash hand basin, enclosed shower . Towel Radiator, wall tiles

## BEDROOM TWO

uPVC double glazed window, radiator. Carpet

## BEDROOM THREE

uPVC double glazed window , radiator. carpet



## FAMILY BATHROOM

Fitted with a three piece suite, consisting of a w.c, wash hand basin, panelled bath . Radiator, , wall tiles.

## External

To the front of the property laid to lawn, Off Road Parking to the side, Gate to rear Garden laid to lawn with shed and oil tank.

## Disclaimer

### GENERAL INFORMATION

**VIEWING:** By appointment with Cymru Estates.

**SERVICES:** Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

### IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to

purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

## DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



**Local Authority Carmarthenshire  
Council Tax Band C  
EPC Rating C**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Cymru Estates Lettings Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.