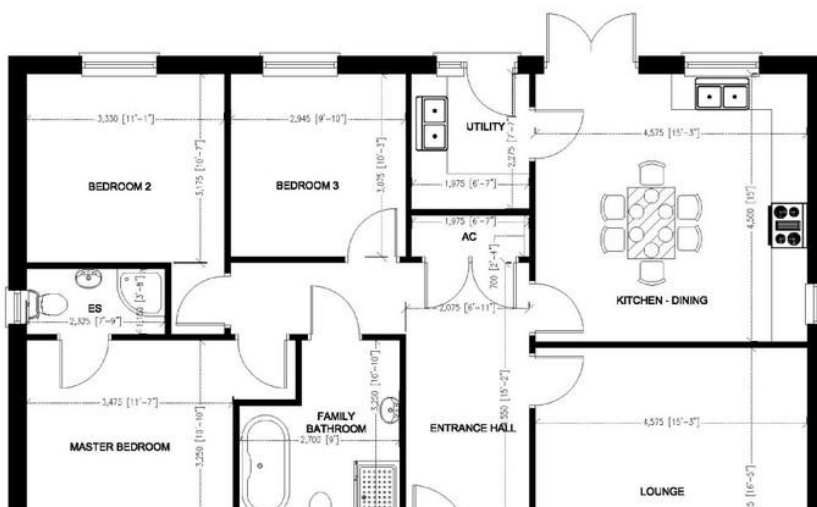




A3



**Bro Mebyd**

Bancffosfelen, Llanelli, SA15 5DW

**£249,950**

# Property Features

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- New Build
- Detached Bungalow
- Select Development
- Three Bedrooms
- Detached Garage
- Beautiful Countryside Views
- Village Location
- NHBC 10 year warranty
- Off Road Parking
- En-suite

# Full Description

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ENTRANCE HALL  
6' 11" x 15' 2" (2.11m x 4.62m)

LOUNGE  
15' 3" x 16' 5" (4.65m x 5m)

KITCHEN/DINER  
15' 3" x 15' 0" (4.65m x 4.57m)

UTILITY ROOM  
6' 7" x 7' 7" (2.01m x 2.31m)

MASTER BEDROOM  
11' 7" x 10' 10" (3.53m x 3.3m)

EN-SUITE  
7' 9" x 3' 8" (2.36m x 1.12m)

BEDROOM 2  
11' 1" x 10' 7" (3.38m x 3.23m)

BEDROOM 3  
9' 10" x 10' 3" (3m x 3.12m)

FAMILY BATHROOM  
9' 0" x 10' 10" (2.74m x 3.3m)

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.

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