



## Cefn Y Bryn, Rehoboth Road, Five Roads, Llanelli, Carmarthenshire SA15 5EJ

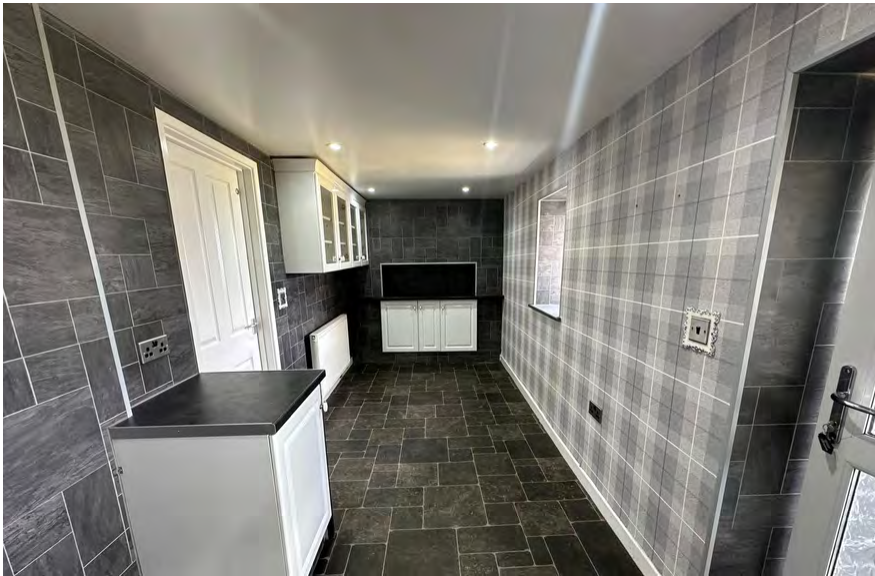
£975 To Let

### Property Features

- **\*\*An excellent opportunity\*\***
- Spectacular views over the open countryside
- 3-bedroom detached residential property
- Well-presented throughout
- Large garden and parking for several vehicles
- Stone storage buildings
- Strictly no smoking

### Property Summary

Rees Richards & Partners are delighted to offer this excellent opportunity to rent a beautiful 3-bedroom detached dwelling set in large grounds with two stone outbuildings located just outside of the Village of Five Roads. The property has spectacular views over the open countryside and has parking for several cars.



## Full Details

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### Property Summary

Rees Richards & Partners are delighted to offer this excellent opportunity to rent a beautiful 3-bedroom detached dwelling set in large grounds with two stone outbuildings. The property has spectacular views over the open countryside and has parking for several cars. The ground floor benefits from a utility room, kitchen, dining room, living room/dining room and a further living room. The first floor comprises; 3 bedrooms and a family bathroom.

### Ground Floor

#### Utility Room

1.89m x 2.97m (6' 2" x 9' 9")  
Fitted base units and a door to the rear garden.

#### Kitchen/dining room

2.10m x 4.61m (6' 11" x 15' 1") + 2.04m x 3.40m (6' 8" x 11' 2")  
Tiled floor, fitted wall and base units, free standing Smeg oven with 5 gas hobs and extractor above.

#### Living room

3.93m x 3.56m (12' 11" x 11' 8")

#### Living Room 2

3.41m x 3.93m (11' 2" x 12' 11")

### First Floor

#### Bedroom 1

3.83m x 3.95m (12' 7" x 13' 0")

#### Bedroom 2

2.97m x 2.07m (9' 9" x 6' 9")

#### Bedroom 3

4.03m x 3.45m (13' 3" x 11' 4")



### Bathroom

2.05m x 2.52m (6' 9" x 8' 3")

WC, wash hands basin and bath with a shower over.

### Externally

There is a large garden to the rear and side of the property with areas of mature shrubs and lawn. There is also private parking for several cars to the side of the property.

### Further Information

#### Services

We understand the property benefits from mains electric, mains water supply, oil-fired central heating. Private drainage to a septic tank.

#### Availability

Available Immediately

#### Energy Performance Certificate

EPC rating D (59).

#### Council Tax Band

Council Tax Band D  
Carmarthenshire County Council  
Approx. £2,048.03

#### Tenancy Details

Rent - £975 pcm  
Deposit - £1,500

#### Viewing

By appointment with the managing agents, Rees Richards & Partners. Please contact.  
Christine Davies at Carmarthen Office on 01267 612021 or [christine@reesrichards.co.uk](mailto:christine@reesrichards.co.uk)





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 