



## 66 Cwmbach Road, Llanelli, Carmarthenshire SA15 4PN

£950 To Let

### Property Features

- 2 bedroom detached bungalow
- Newly refurbished throughout
- Unfurnished
- Off road parking and spacious grounds
- Available immediately

### Property Summary

Rees Richards & Partners are delighted to offer this well presented newly refurbished, two bedroom bungalow in Cwmbach, Llanelli. This property benefits from a kitchen, dining room, living room, two bedrooms and a bathroom.

Conveniently located just a short drive from Llanelli, the property benefits from easy access to a variety of amenities including shops, restaurants, schools and local businesses.

Externally the property benefits from 2 parking spaces and a large garden.

STRICTLY NO SMOKING



## Full Details

### Kitchen

3.71m x 3.10m (12' 2" x 10' 2")  
Base units, integrated cooker and hob

### Dinning room

2.99m x 3.73m (9' 10" x 12' 3")

### Living room

3.34m x 4.32m (10' 11" x 14' 2")

### Bedroom 1

3.35m x 3.39m (11' 0" x 11' 1")

### Bedroom 2

3.36m x 2.92m (11' 0" x 9' 7")

### Bathroom

3.34m x 1.98m (10' 11" x 6' 6")  
Shower, free standing bath, WC and wash basin

### Services

This property is connected to mains water, electric and drainage. The property is heated via an oil fired boiler.

### EPC

The property has a rating of a D

### Deposit

£1,500 deposit  
£950 PCM

### Viewing

By appointment only with the letting agents. Please contact Carys Morgan at the Carmarthen Office on 01267 612021 or [carys@reesrichards.co.uk](mailto:carys@reesrichards.co.uk)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 