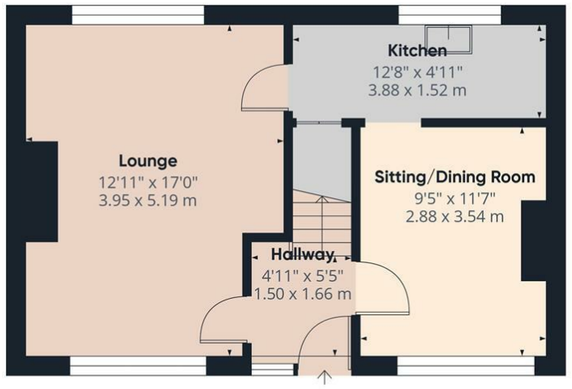
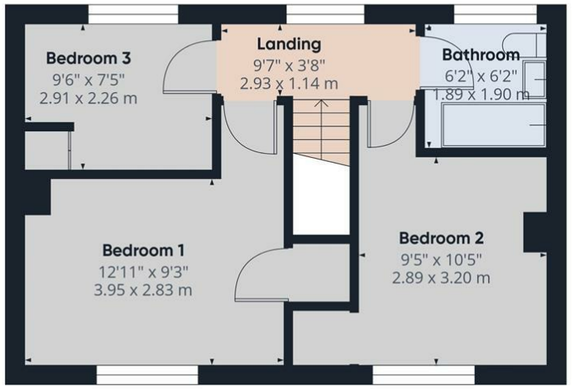


Floor 1



Floor 2

Approximate total area(1)

826 ft²

76.6 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

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on AKF/SC/0826/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

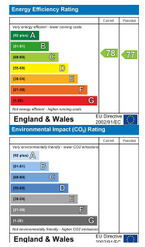
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



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- Semi-detached, Traditional, Ex-local Authority Property
- Three Bedrooms
- Front & Rear Gardens
- Chain Free!
- Two Reception Rooms
- Requires Updating Throughout
- Quiet Residential Estate Close to Retail Parks, Local Schools & Good Commuting Links!
- EPC RATING C. COUNCIL TAX BAND B.



Chain Free £135,000

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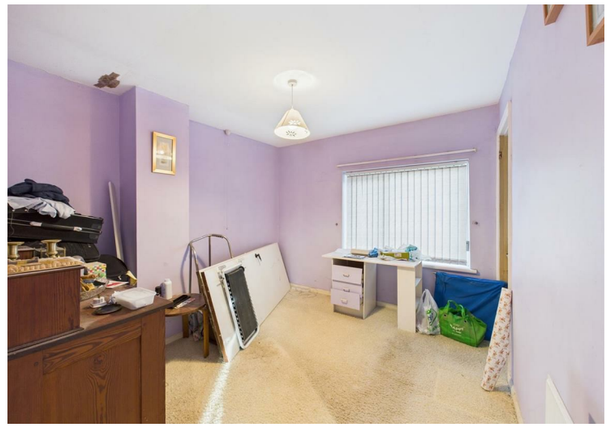
The Agent that goes the Extra Mile

















Situated in Dafen, where the neighbours are friendly and the convenient location is a bonus for families or someone who commutes using the M4, we have for sale this double-fronted, semi-detached property. Chain-free, ready to view, this once loved family home is looking for a new owner to bring it back into the 21st century and making it a loved home again! Call us on 01554 759655 to arrange your viewing today. EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, sitting/dining room, lounge, galley kitchen, understairs storage, landing, bathroom, three bedrooms all with built-in cupboard space. Externally, to the front an enclosed good size garden laid to lawn and pedestrian path leading to the front and the side of the property to the rear garden. To the rear, an enclosed garden mainly laid to lawn with a patio area and two outbuilding and outhouse.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year—accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town centre and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.

..AGENTS VIEWING NOTES

KEY INFORMATION* Traditionally built. Ex Local Authority. Mains water, electric, gas and sewerage connected—council tax band B. Baxi gas boiler fitted in 02/25 (Building regulations certificate and warranty on file). There are covenants and easements on the title; which have been filed on the original title, we have a copy on file. The fenced off area at the rear of the garden belongs to your neighbour. Solar panels on rear roof- leased 20 years from 03/10/12, we have a copy of the lease on file. The property does require updating throughout. Polystyrene ceiling tiles in the bathroom. For this location, according to Ofcom, the following information is available:

Broadband availability —up to Ultrafast (10,000 Mbps); Mobile availability—Full mobile coverage for EE , limited mobile phone coverage for O2, Three and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

SITTING ROOM

LOUNGE

KITCHEN

UNDERSTAIRS STORAGE

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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