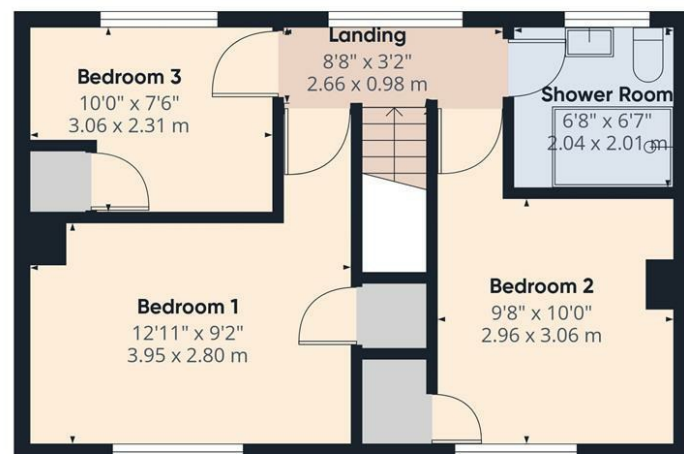


Floor 1



Floor 2



Approximate total area^m
824 ft²
76.4 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 JHL/SC/1125/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

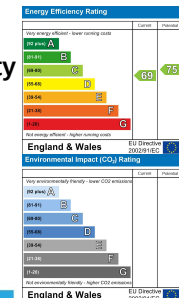


67 Bryngwyn Bach, Dafen, Llanelli, Carmarthenshire, SA14 8SF

- Semi-detached, Ex-local Authority, Traditional Property
- Two Reception Rooms
- Front & Rear Gardens
- Close To Local Schools, Retail Parks & M4 Pick-up
- Three Bedrooms
- Ideal Starter Home To Get You On The Property Ladder
- Chain Free!
- EPC RATING C. COUNCIL TAX BAND B.

£165,000

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

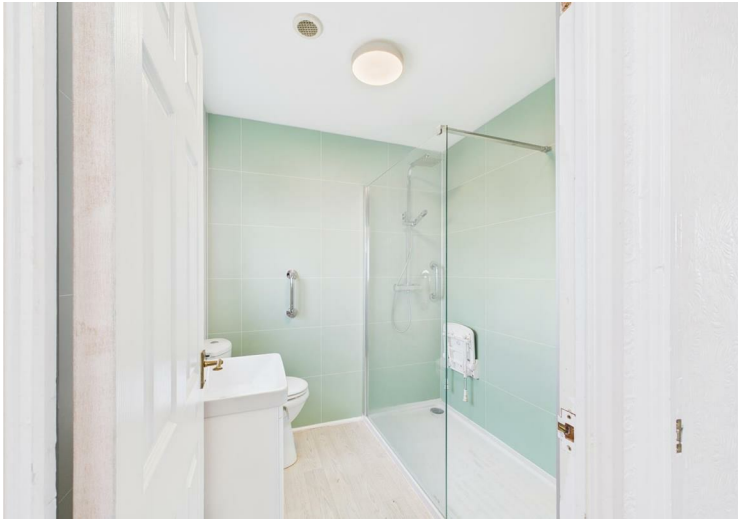


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





Situated in one of Dafen's popular ex-local authority estates 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, and ready to move into with just a bit of deco change if need be, so could you be the next lucky purchaser? 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 shower room, three bedrooms all with built-in cupboard space. Externally, the property sits on an even plot with a pleasant frontage laid with decorative chippings and a driveway to the side and secure gated pedestrian access into the rear garden. The rear garden is a mixture of patio and lawn with a greenhouse and mature shrub borders, outhouse, small storage shed and large storage shed.

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. There are covenants and easements on the title; we are awaiting a copy from the vendor. For this location, according to Ofcom, the following information is available: Broadband availability —up to Ultrafast (1800 Mbps); Mobile availability—Full mobile coverage for EE and Three, limited mobile phone coverage for O2 and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. ***** PLEASE NOTE : A member of staff is related to the vendor of this property.*****

HALLWAY

SITTING/DINING ROOM

LOUNGE

GALLEY KITCHEN

LANDING

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

OUTHOUSE

STORAGE SHED 1

STORAGE SHED 2



DIRECTIONS

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