



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, electric, water 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 SC/SC/0326/OK

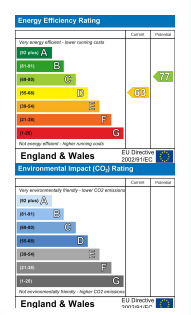
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

### 79 Bryngwyn Bach, Dafen, Llanelli, Carmarthenshire, SA14 8SF

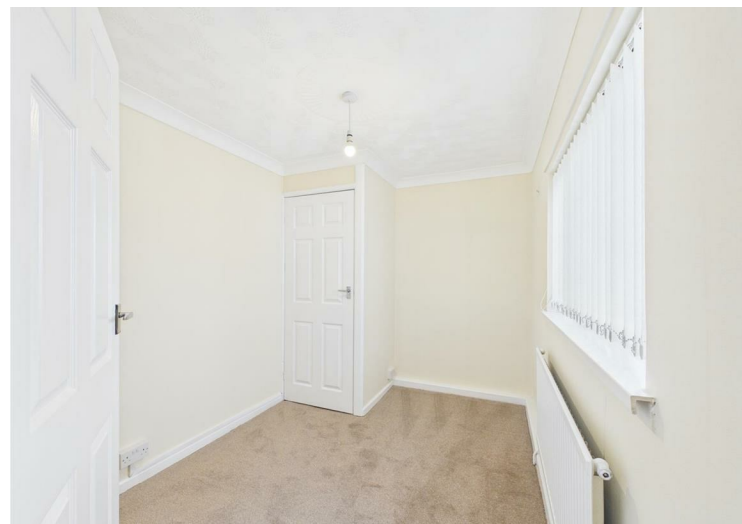
- Semi-detached, Ex-local Authority Property
- Two Reception Rooms
- Front & Rear South-facing Garden With Driveway
- Ideal Starter Home
- EPC RATING D. COUNCIL TAX BAND B.
- Chain Free & Ready To View!
- Three Bedrooms
- Well-presented Throughout
- Quiet & Well-established Residential Estate



Chain Free £165,000

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

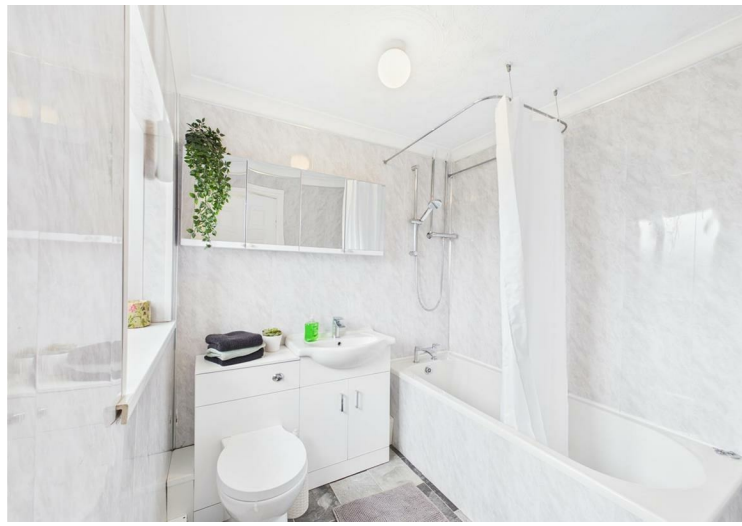




Chain-free, ready to view, and ready to move into with just a bit of deco change if need be, so could you be the next lucky purchaser? Situated in one of Dafen's popular ex-local authority estates where the neighbours are friendly and the convenient location is a bonus for families for the local schools or someone who commutes using the M4, we have for sale this double-fronted, semi-detached property. Call us on 01554 759655 to arrange your viewing today. EPC RATING D. 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, 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 an outbuilding that has been utilised as a utility room.

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 on the title; we have a copy on file. There is an asbestos roof on the outbuilding/utility room. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1000 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.

**SITITNG ROOM/DINING ROOM**

**GALLEY KITCHEN**

**LOUNGE**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**OUTBUILDING/UTILITY**

**HALLWAY**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.