







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 'D'

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

TAKE ON JHL/SC/0725/draft

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



Brynteg, 95 Felinfoel Road, Llanelli, Carmarthenshire, SA15 3JQ

- Traditional, Mid-terrace Property
- Three Reception Rooms
- Traditional Character Features Mixed With Modern Living
- Close To Local Schools & Amenities
- EPC RATING E. COUNCIL TAX BAND D.

£225,000

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

ROTECTED

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01554 759655 www.westwalesproperties.co.uk





Three Double Bedrooms
Chain-free & Ready To View!
Sought After Location With A Hop-Skip-And-Jump To Park Howard
Ideal Family Home

















Nestled in the charming area of Park Howard Llanelli, this traditional mid-terrace property offers a perfect blend of character and modern living. With three spacious reception rooms and three double bedrooms, this property offers ample space for both relaxation and entertaining, providing plenty of room for the whole family. Chain-free and ready to welcome all you lucky buyers so call us today on 01554 759655 and see what's waiting for you behind Brynteg. EPC RATING E. COUNCIL TAX BAND D.

Accommodation comprises: Vestibule, hallway, sitting room, lounge, lounge/diner, recently fitted kitchen, landing, recently fitted shower room and three double bedrooms. Externally, an enclosed low-maintenance frontage. To the rear, a low-maintenance patio garden, outhouse, garage and secure gated access to the rear lane.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and surrounding landscape have been regenerated as part of the Millennium Coastal Park project. Llanelli is known for its wildlife havens, including the National Wetlands Centre and Sandy Water Park, Millennium Quays, the Discovery Centre, the Machynys Championship Golf Course, and the Festival Fields.

AGENTS VIEWING NOTES	BEDROOM 1
VESTIBULE	BEDROOM 2
HALLWAY	BEDROOM 3
SITTING ROOM	OUTHOUSE
LOUNGE	GARAGE
LOUNGE/DINER	
KITCHEN	
LANDING	
SHOWER ROOM	











DIRECTIONS