



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

752 ft<sup>2</sup>

69.8 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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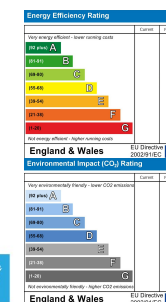


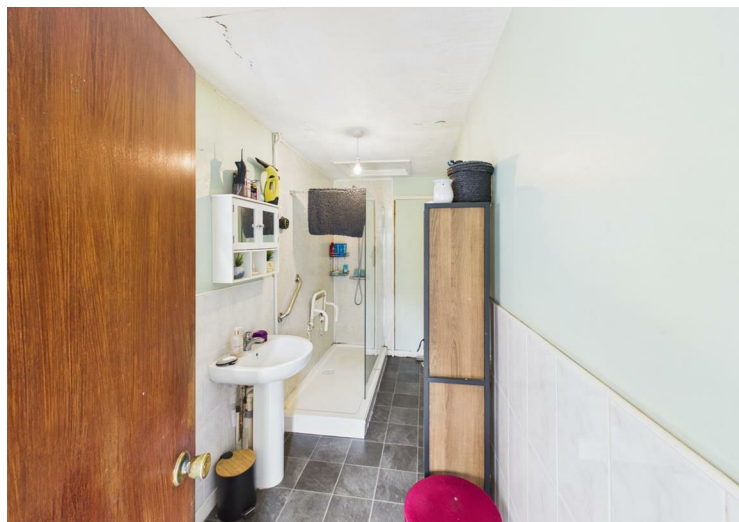
### 35 Cwmfelin Road, Bynea, Llanelli, Carmarthenshire, SA14 9LP

- Terraced, Traditional Cottage
- Spacious Kitchen/Diner
- South-westerly Rear Enclosed Garden
- Village Location
- EPC RATING D. COUNCIL TAX BAND B
- Two Bedrooms
- Downstairs Shower-room
- On-street Parking
- Ideal F.T.B

**£135,000**

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





Situated in a lovely row of terrace houses in the charming village of Bynea, we have for sale this two bedroom, traditionally built terraced cottage. An ideal purchase to get you on the property ladder that offers you an updated kitchen/breakfast/diner and then the rest is ready for you to put your own stamp on, and an even bigger bonus is the good-size south-westerly facing enclosed rear garden. Located in a popular village away from the hustle-and-bustle of town life with good links to Swansea and the retail parks of Trostre and Pemberton. Call us today on 01554 759655 to get your viewing booked in with us. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Entrance hall, lounge, kitchen/diner, rear hallway/utility room, downstairs shower-room, small landing and two bedrooms. Externally to the rear, an enclosed good-size garden.

Bynea was originally the grassing lands for the Romans, who built their fort in Loughor(Casllwchwr). Now a very popular residential village location which offers convenient links for commuting between Llanelli and Swansea and situated around natural beauty with some fantastic views of the countryside and the estuary.

### ..AGENTS VIEWING NOTES

ENTRANCE HALL

LOUNGE

KITCHEN/BREAKFAST/DINER

REAR HALLWAY/UTILITY ROOM

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2



### 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.