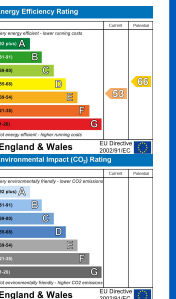




## 42 Parkview, Felinfoel, Llanelli, Carmarthenshire, SA14 8BH

- End-of-terrace, Traditional Property
- Two Double Bedrooms, Dressing Room/Office & Full Width Loft Room
- On-street Parking
- Chain Free!
- EPC RATING E. COUNCIL TAX BAND B.
- Leasehold Property - 999 Years From 29/10/1913, £3.00 p/a.
- Two Reception Rooms
- Ideal First Time Purchase
- Village Location With Close Links to The M4



**£168,000**

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



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**The Agent that goes the Extra Mile**





Looking for a home your family can grow into and not out of, then come see what's behind number 42 Parkview in Felinfoel. This double-fronted, semi-detached property has been well loved for over 20 years and is now looking for it's next owner. Situated on a one-way street off the main road this property has undergone an uplift with a recently fitted kitchen and bathroom and is a blank canvas waiting for someone to put their own stamp on it! EPC RATING E. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, sitting room, lounge, kitchen/diner, bathroom, utility room/lean-to, landing, spacious dressing room/office etc leading into bedroom one, bedroom two, a good room that could be used for storage with stairs going up to a full-width spacious loft room. Externally, pedestrian access to the side leading with secure gated access leading into the rear garden. Enclosed rear garden with a small courtyard area and then the remainder is laid to an elevated level lawn.

Felinfoel is a small village and electoral ward on the River Lliedi on the northern border of Llanelli with a population of about 2,000. The Felinfoel Brewery is the home of Double Dragon Ale, the oldest in Wales. It was also the first brewery outside the US to sell beer in cans. The village is renowned for its close community. Rugby union fly-half Phil Bennett, who played for Llanelli, Wales and the British Lions, is one of Felinfoel's most famous residents. Felinfoel has excellent links with the M4 motorway, which leads to Swansea and Cardiff to the east and Carmarthen and Pembrokeshire to the west. Regular local bus services also link the village to the Llanelli railway station.

### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* Traditionally built property. Mains water, electric, gas and sewerage connected. Council tax band B. Leasehold - 999 year lease, starting from 29/10/1913, rent is £3.00 p/a payable to the leasehold landlord, we have details on file. There are covenants and easements on the title, we have a copy on file which states that these have been filed on the original title. The loft room has no building regulations in place. Flat roof over the bathroom. Plastic corrugated roof sheeting roof to the utility/ lean-to. On-street parking, situated on a one-way street. The property is set within close proximity of two established public houses. Betting shop across the road. Felinfoel churchyard with graves can be seen from the front bedrooms. The carpark of Marelli factory is situated behind the rear garden and the actual factory is situated across from the carpark. For this location, according to Ofcom,

the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability— full mobile phone coverage for EE and 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.

### DRESSING ROOM

### BEDROOM 1

### BEDROOM 2

### SMALL ROOM WITH ACCESS TO LOFT ROOM

### SPACIOUS LOFT ROOM

### HALLWAY

### SITTING ROOM

### LOUNGE

### KITCHEN/DINER

### BATHROOM

### LANDING

### 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.