



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: We have not checked or tested any of the services or appliances at the property.

TAX: Band TBC

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take-on RLM/JHL/0621/okay

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.

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



11 Maes Ar Ddafen Road, Llanelli, Carmarthenshire, SA14 9DL

- Semi-detached
- Three Bedrooms
- Two Reception Rooms
- Well Presented
- Off Road Parking
- Enclosed Rear Garden
- Outbuildings
- Convenient Location
- EPC Rating C

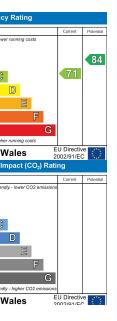
Offers In Excess Of £155,000

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The Agent that goes the Extra Mile





11 Maes Ar Ddafen is a well presented, three-bedroom family home for sale in the village of Llwynhendy. It is conveniently located to access the local retail parks and within commuting distance to Swansea. The accommodation briefly consists of an Entrance hall, lounge, dining room, kitchen, utility room. First Floor: landing, three bedrooms (two with fitted wardrobes), family bathroom. Externally: hard standing off-road parking to the front. Side access leading to enclosed rear garden mainly laid to lawn with raised patio area to the rear of the garden, block built outbuildings including outside WC, timber-built workshed with power attached. EPC Rating: C

Llwynhendy is a village near the town of Llanelli. Llanelli is the largest town in the county of Carmarthenshire, with a population of approx 49,591 and counting. Llanelli sits on the Loughor estuary on the West Wales coast, approximately 10 miles west-northwest of Swansea and 12 miles south-east of the county town, Carmarthen. Historically a mining town, Llanelli grew significantly in the 18th century and 19th century with the mining of coal and later the tinplate industry and steelworks. Llanelli has many famous links, from the well-known rugby union team Scarlets and Felinfoel Brewery to the famous local attractions from the Millennium Coastal Path, which spans 13 miles of coastline from Loughor to Pembrey and the newly renovated Llanelli House. The town is well served by numerous primary and secondary schools offering education through Welsh and English mediums. Host two retail shopping parks and the new Eastern Gate development; you will find something for everyone. The town also benefits from a direct train route to London and regular bus routes.



Entrance Hall

10'1" x 9'4" (3.09m x 2.86)

Dining Room

12'5" x 9'8" (3.79 x 2.96)

Lounge

11'5" x 11'4" (3.49 x 3.47)

Kitchen

11'4" x 9'3" (3.47 x 2.84)

Utility Room

7'7" x 8'6" (2.33m x 2.61m)

Landing

Bedroom

10'2" x 12'6" (3.10m x 3.82m)

Bedroom

12'6" x 11'1" (3.82m x 3.38m)

Bedroom

9'5" x 8'1" (2.89m x 2.48m)

Family Bathroom



DIRECTIONS

From our Llanelli office Head north-east on Murray St/A4214 towards Inkerman St. At the roundabout, take the 1st exit and stay on Murray St/A4214. At the roundabout, take the 2nd exit onto Upper Robinson St/A4214. At the roundabout, take the 1st exit onto Pottery St/A4214. At the roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 1st exit onto A4138. Turn right onto Llandafen Rd/B4297. Slight right onto Pemberton Rd/B4297. Turn right onto Maes-Ar-Ddafen Rd. The property will be found on the left-hand side.

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