



Floor 3 Building 1

1414 ft²131.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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Energy Efficiency Rating		Score	Notes
Very energy efficient: lower running costs			
100 kWh A	A		
80 kWh B	B		
60 kWh C	C		
40 kWh D	D		
20 kWh E	E		
10 kWh F	F		
5 kWh G	G		
Not energy efficient: higher running costs			
England & Wales		EU Directive Council Directive 2002/91/EC	
Environmental Impact (CO ₂ Rating)		Score	Notes
Very environmentally friendly: lower CO ₂ emissions			
100 kWh A	A		
80 kWh B	B		
60 kWh C	C		
40 kWh D	D		
20 kWh E	E		
10 kWh F	F		
5 kWh G	G		
Not environmentally friendly: higher CO ₂ emissions			
England & Wales		EU Directive Council Directive 2002/91/EC	



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The Agent that goes the Extra Mile





Situated in the most friendly of villages, and sitting pretty and proud on Llannon Road, we have for sale this traditional, detached stone-fronted property. Established in 1865 making this property one of the very few firsts on Llannon Road and boasts two reception rooms plus a dining room and sitting on a spacious plot. The convenient location makes it one of the go-to villages, being close enough to Carmarthen and Llanelli but away from the hustle and bustle of town life. Call us today on 01554 759655 to arrange your viewing today! EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises: hallway, lounge, sitting room, dining room, galley kitchen, rear porch, landing, family bathroom, and three double bedrooms. Open aspect frontage with driveway to the side leading to a garage and rear garden. Externally, the rear garden sits on a spacious plot with an outhouse and outbuilding, remains of an old outside kennel and enclosure, a decked area with a summerhouse, and the remainder of the garden with a lush-green lawn on a gentle upward slope leading to what has been used as a vegetable-growing area.

..AGENTS VIEWING NOTES

*** KEY INFORMATION ***

Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band D. Polycarbonate roof over rear porch. Asbestos roof over outhouse and outbuilding. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- full mobile coverage EE, variable in-home coverage but good outside coverage phone coverage for Three, O2 and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

SITTING ROOM

LOUNGE

DINING ROOM

GALLEY KITCHEN

REAR PORCH

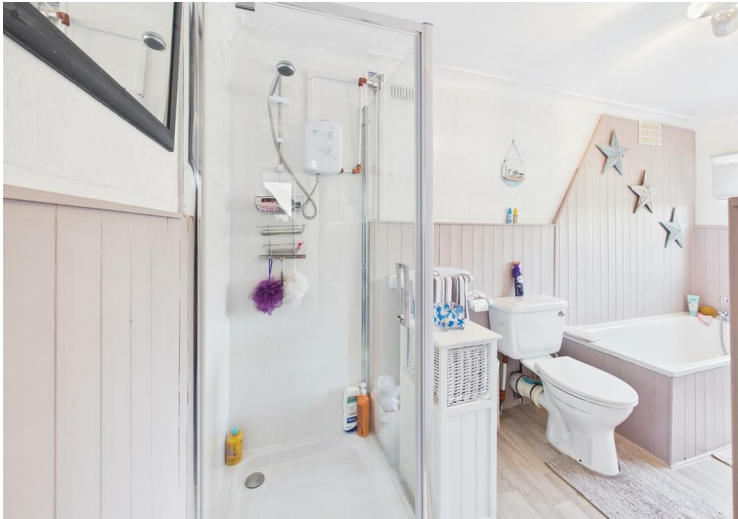
LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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