



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.

COUNCIL TAX: Band 'B'

HEATING: Gas LPG

ref: IK/LLE/ APR / 25/Ok EJJ

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

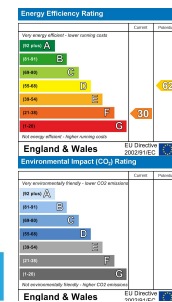


3 Argoed Villas, Drefach, Llanelli, Carmarthenshire, SA14 7BT

- THREE BEDROOMS AND ATTIC ROOM
- EDGE OF VILLAGE
- OVER THREE FLOORS
- DETACHED GARAGE AND WORKSHOP
- GAS LPG HEATING
- END TERRACE HOUSE
- RURAL VIEWS
- 3.8 MILES (APPROX.) TO THE A48
- SEMI RURAL
- EPC RATING F

Offers In Excess Of £200,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





A great opportunity to acquire a well presented end terraced house, located in Drefach, Llanelli. Nestled in a semi-rural setting, the property has lovely countryside walks right on your doorstep. The property would make a brilliant family home or first time buy. Viewing is highly recommended!

Split over three floors, the property comprises; entrance porch, an open plan living/dining room which features a log burning stove, and leads through into a cosy snug/sitting area. The ground floor also provides a kitchen fitted with a range of appliances, a utility room, and a downstairs cloakroom with toilet. The first floor accommodates a family bathroom, two double bedrooms and a third single bedroom. There is also an attic room, which would make a great office space, or ideal for additional accommodation. The property benefits from UPVC double glazing and has LPG gas central heating.

Externally, the property offers ample driveway parking and also benefits from a garage, which would make a brilliant workshop space. The mature garden is well tendered and is home to a variety of plants, trees and shrubs. A patio area also provides space for outside seating, ideal for BBQ's in the summer and relaxing with all your family and friends.

The village of Drefach is between the County town of Carmarthen and the expanding centre of Cross Hands. The village offers a range of amenities, including primary and secondary schools, shops, public houses etc. and is well-served by public transport.



DIRECTIONS

From Carmarthen head on the A48 towards Crosshands. Turn right signposted Llanddarog, Pass through Llanddarog and Porthyrhyd. Entering Drefach, pass the petrol station take the next right turning. At the mini-roundabout turn right onto Mary Street. Reaching a T-Junction turn right. Follow this road for approximately one mile. Passing a chapel on your left, take the next left turning and then turn immediately left after entering the junction. Follow this single track lane until reaching Argoed Villas on the right hand side. What/Three/Words:///something.martini.reclaim See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.