



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: Water, electric, sewerage and gas connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take-on JHL/SC/0722/OK

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

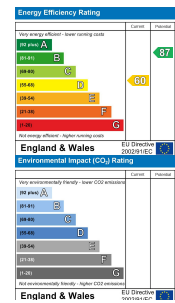
22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



**21 Panteg, Felinfoel, Llanelli, Carmarthenshire, SA15 3TE**

- End-of-terrace Traditional Property
- Spacious Lounge/Diner
- Chain Free
- Village Location
- Three Bedrooms
- Rear Enclosed Garden
- Gas Central Heating
- EPC RATING D. COUNCIL TAX BAND B.



**Chain Free £90,000**

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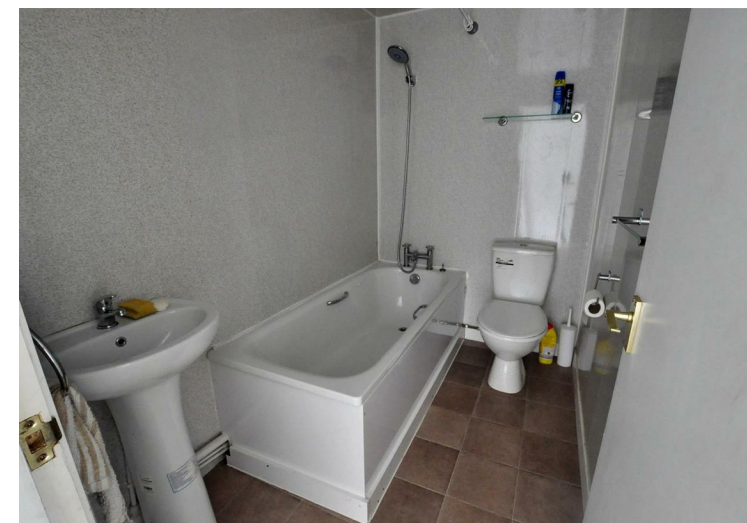
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**The Agent that goes the Extra Mile**



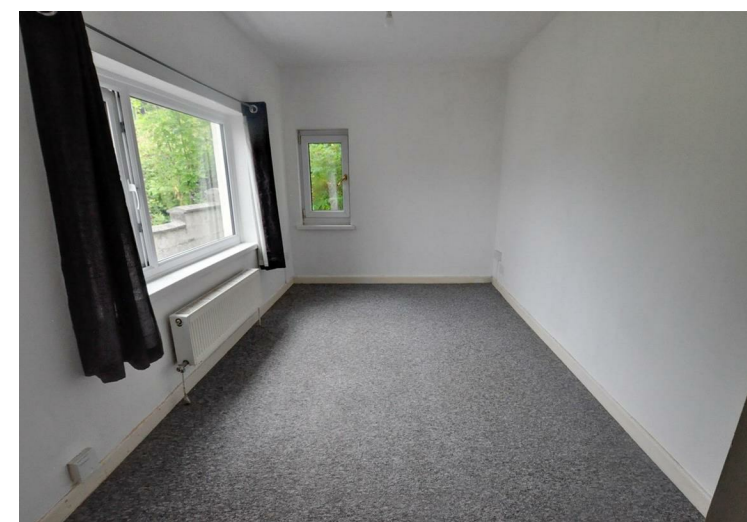




Situated in the charming village of Felinfoel just on the outskirts of Llanelli with good links for the M4, this three-bedroom, end-of-terrace property, CHAIN-FREE property has made an appearance on the market. An excellent investment or first-time purchase if you want to put your stamp on something with a good-sized rear enclosed garden that is on an incline with a patio area at the top. EPC RATING D

Accommodation comprises Vestibule, lounge/diner, kitchen, lean-to/utility, three bedrooms and bathroom. Externally: enclosed low-maintenance frontage and to the rear, an enclosed good-sized rear garden on an incline with outbuildings and historic rear lane access with garage (in need of repair).

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. 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\*\*\*Double-yellows at the front of the property, no parking. Flat roof over Bedroom 2. Converted from a 2 bed to 3 bed in 2019. Soil pipe situated inside the lean-to. No window in bathroom. Obscure window in Bedroom 3. Garden on an incline with steps and outbuildings need attention-Garage at the top has rear lane access. Plot of land next door-planning unknow. Situated opposite a petrol station. Japanese Knotweed found at the top of the rear garden, plan is in place, on file.

**LOUNGE/DINER**

21'2" (max) x 13'4" (max) (6.460 (max) x 4.072 (max) )

**KITCHEN**

12'3" (max) x 8'3" (max) (3.743 (max) x 2.530 (max))

**LEAN-TO/UTILITY**

11'11" (max) x 5'9" (max) (3.642 (max) x 1.773 (max))

**FIRST FLOOR-LANDING**

**BATHROOM**

7'5" x 4'8" (2.275 x 1.439)

**BEDROOM 1**

13'9" (max) x 10'7" (max) (4.200 (max) x 3.244 (max))

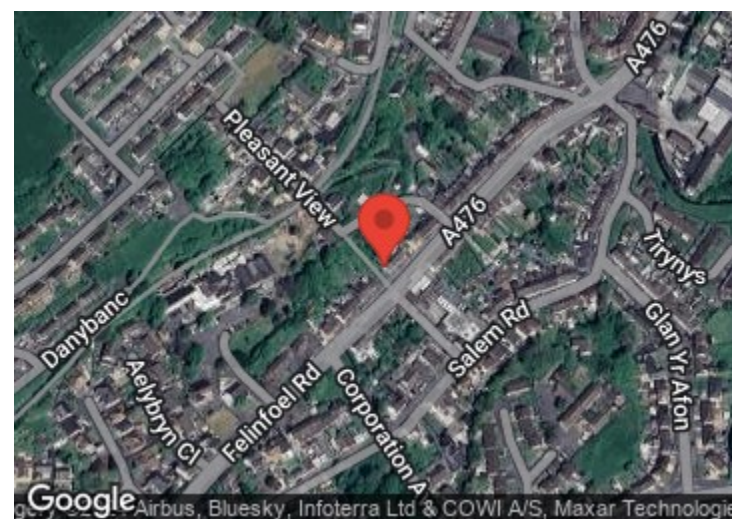
**BEDROOM 2**

8'1" x 7'5" (2.484 x 2.272)

**BEDROOM 3**

8'1" (max) x 7'5" (max) (2.484 (max) x 2.272 (max) )

**VESTIBULE**



**DIRECTIONS**

Start out at our office and at the traffic lights turn right onto Station Road and follow the road keeping in the right-hand lane. At the traffic lights turn right and keep to the left-hand lane. At the traffic lights turn left onto "Thomas Street" and follow the road onto "Felinfoel Road" and into the village of "Felinfoel". You will travel on "Panteg" and the property is situated on the left opposite the petrol station.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.