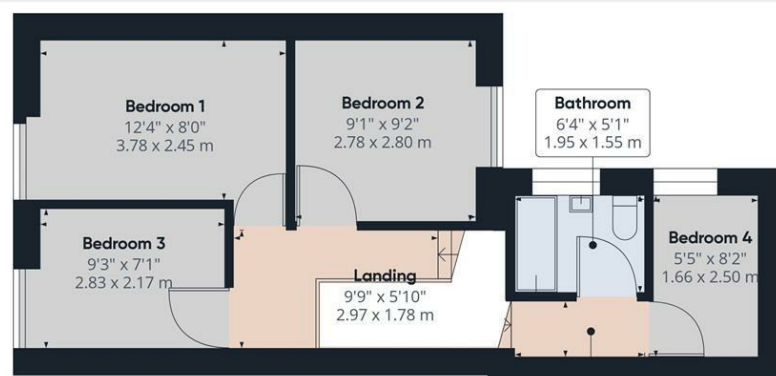


Floor 1



Floor 2



Approximate total area⁽¹⁾
842.11 ft²
78.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



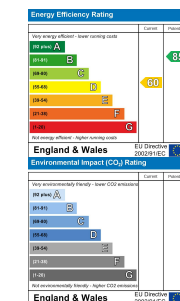
Church House, 58 Stryd Biddulph, Morfa, Llanelli, Carmarthenshire, SA15

ORV

- Detached Traditional Property
- Four Bedrooms
- Courtyard Rear Enclosed Garden
- Ideal Starter Home
- EPC RATING C. COUNCIL TAX BAND B.
- spacious Lounge/Diner
- Upstairs Bathroom
- Chain Free
- Close to The Coastal Path & Retail Parks

£130,000

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



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: Mains water, gas, electric and sewerage. 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 AKF/SC/0324/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

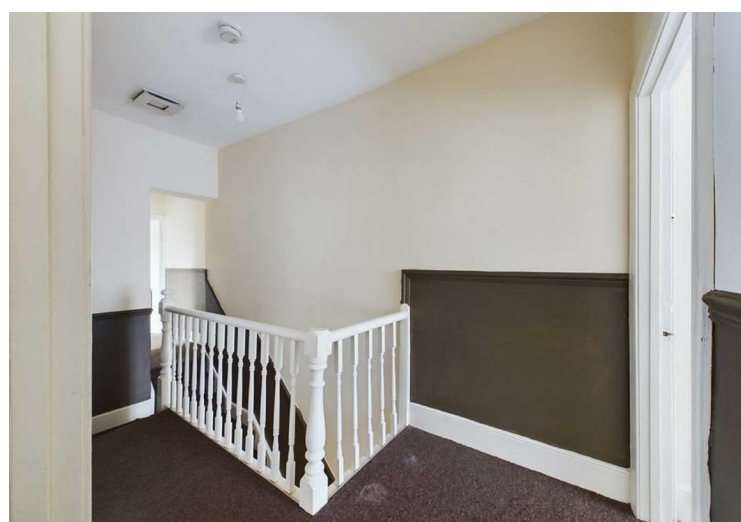


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

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The Agent that goes the Extra Mile





CHAIN-FREE!! Anyone looking for a small project or a little bargain? Situated on the edge of Morfa, we have this DETACHED , four bedroom property looking for it's new owner. Ideal opportunity as an investment or a first time buyer happy to put their own stamp on it to get on the property ladder. Close to all local amenities including the popular retail parks and the millennium coastal path. Early viewing is recommended. EPC RATING C.

Accommodation comprises of : Hallway, spacious lounge/diner, kitchen, landing, upstairs bathroom and four bedrooms. Externally, a small enclosed courtyard with brick outbuilding and pedestrian access to the side.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-know for the prime coastal location which attracts thousands of visitors each year. Accommodating an array of primary and secondary schools both in english and welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town center and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.

..AGENTS VIEWING NOTES

KEY INFORMATIONOn-street parking only. External wall insulation to side and rear. Small courtyard garden. Damp in the bathroom and bedroom 4. Property does need an uplift. Easement on title allowing access at reasonable hours in the daytime but anytime in an emergency for surveyors/workmen at the adjoining church hall. All mobile networks available for voice and data apart from EE, no data available. Broadband availability, Basic (13 Mpbs), Superfast (80 Mpbs) and Ultrafast (1000 Mpbs). The property is a coal mining area; a mining report is recommended.

HALLWAY

LOUNGE/DINER

21'10" (max) x 11'10" (max) (6.66 (max) x 3.63 (max))

KITCHEN

11'10" (max) x 8'0" (max) (3.63 (max) x 2.45 (max))

LANDING

BATHROOM

6'4" x 5'1" (1.95 x 1.55)

BEDROOM 1

12'4" (max) x 8'0" (max) (3.78 (max) x 2.45 (max))

BEDROOM 2

9'2" (max) x 9'1" (max) (2.80 (max) x 2.78 (max))

BEDROOM 3

9'3" (max) x 7'1" (max) (2.83 (max) x 2.17 (max))

BEDROOM 4

8'2" x 5'5" (2.50 x 1.66)



DIRECTIONS

At our office turn left at Station Road traffic lights and follow the road down until you come to a mini-roundabout. Go straight across at this roundabout and carry on travelling down going across the railway line making your way onto "New Dock Road". Follow the road all the way, take the 9th turning on your left signposted "Dafen Row". Take the first turning on your left signposted "Embankment Road". Take the first right signposted "Stryd Biddulph". The property is situated on the left.

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