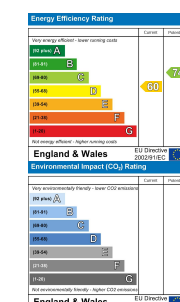




**71 Bryngwyn Road, Dafen, Llanelli, Carmarthenshire, SA14 8LH**

- Semi-detached Traditional Property
- Two Reception Rooms
- Rear Enclosed Garden
- Rear Westerly-facing Garden
- EPC RATING D COUNCIL TAX BAND C.
- Four Bedrooms
- Downstairs Family Bathroom
- On-street Parking
- One to View!



**£225,000**

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.

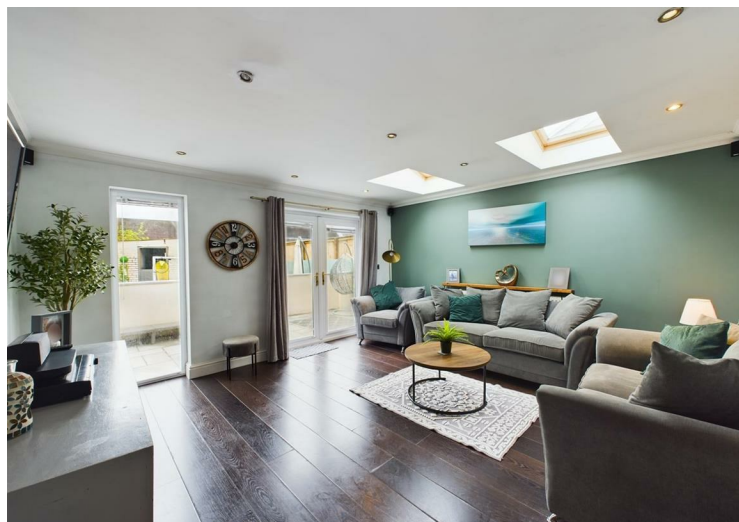
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Mains water, gas, electric and sewerage. We have not checked or tested any of the services or appliances at the property.  
TAX: C

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0524/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



\*\*\*KEEP YOUR EYES PEELED, VIRTUAL TOUR COMING SOON ON THIS STUNNING PROPERTY!\*\*\*

Located on the outskirts of Llanelli in the convenient village location of Dafen we have for sale this fantastic example of a traditional, semi-detached property ready and waiting to share what's behind the door. Immaculately-presented throughout this is an ideal family home offering two reception rooms, a fully fitted modern kitchen, four bedrooms along with a south-westerly facing garden to complete the stunning package. Viewing is highly recommended to see what's behind this semi, call us today on 01554 759655. EPC RATING D

Comprising of : Vestibule, Hallway, Two Reception Rooms, Kitchen/Diner, Conservatory, downstairs Wet-room and Four Bedrooms. Externally, low-maintenance frontage, and to the rear, a south-facing rear garden laid to lawn with good-sized outbuilding.

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 INFORMATION\*\*\*Traditional built property. Gas, water, electric and sewerage mains connected. On-street parking, there is a large outbuilding at the rear but vehicle access is not permitted. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1000 Mpbs), Mobile availability- all networks available. From the information currently available to the Coal Authority, a mining report is recommended for this property. Attic room has been signed off-certificates on file.

### HALLWAY

### LOUNGE

13'6" (max) x 10'4" (max) (4.14 (max) x 3.17 (max))

### FAMILY BATHROOM

7'7" \*max) x 6'1" (max) (2.32 \*max) x 1.87 (max))

### DINING ROOM

10'10" x 9'1" (3.32 x 2.79)

### KITCHEN/BREAKFAST AREA

11'5" (max) x 8'10" (max) (3.48 (max) x 2.70 (max))

### ADDITIONAL KITCHEN AREA

11'5" x 6'4" (3.50 x 1.94)

### FAMILY ROOM

14'11" x 13'8" (4.56 x 4.17)

### LANDING

### STORAGE CUPBOARD

### BEDROOM 1

11'5" (max) x 10'11" (max) (3.50 (max) x 3.33 (max))

### BEDROOM 2

11'4" x 8'11" (3.46 x 2.73 )

### BEDROOM 3

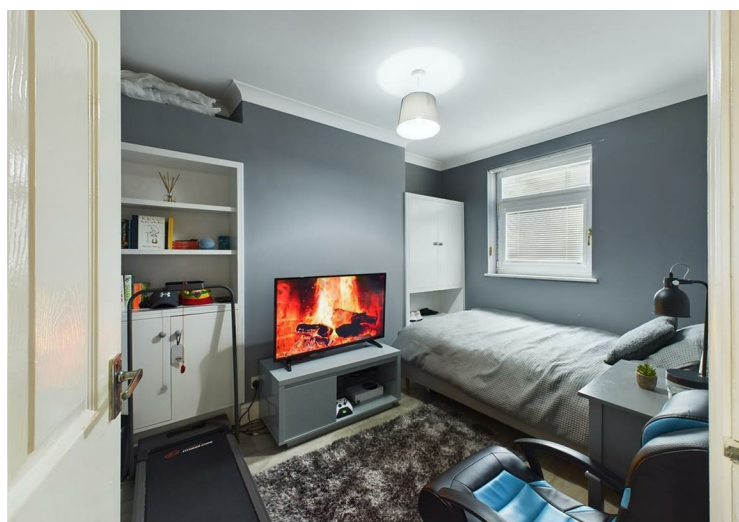
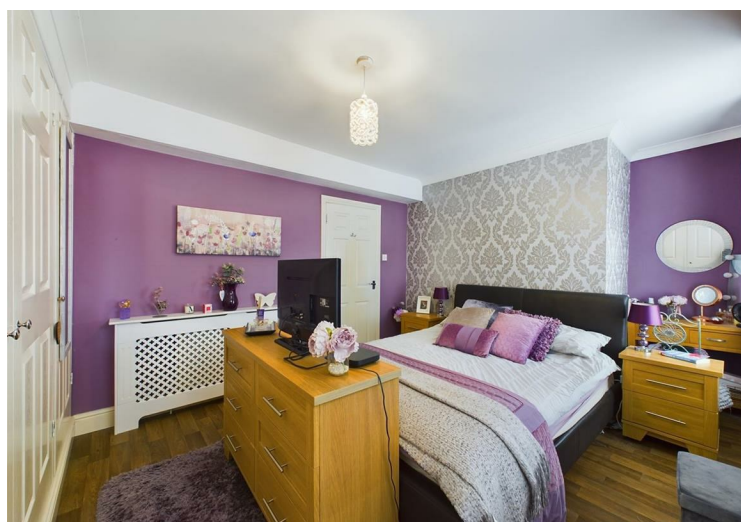
11'7" (max) x 8'9" (max) (3.54 (max) x 2.68 (max) )

### LOFT ROOM BEDROOM 4

15'4" (max) x 12'9" (max) (4.69 (max) x 3.91 (max))

### LARGE OUTBUILDING

17'10" x 11'3" (5.45 x 3.43)



### DIRECTIONS

At the office head towards Asda, making your way towards the Eastern Gate roundabout, at this roundabout take the third turning off and follow the road to the next roundabout. At this roundabout take the second turning off and follow the road until you get to a set of traffic lights. At the traffic lights turn left signposted "Capel Road", take the second turning off on your right signposted "Bryngwyn Road". The property is situated on your right, number 71.

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