



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 gas, electric, water and sewerage 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 AKF/SC/0624/draft

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

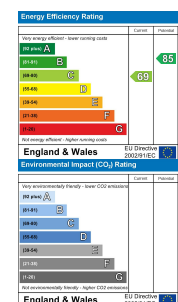
22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



### 51 Cwmfelin Road, Bynea, Llanelli, Carmarthenshire, SA14 9LP

- Traditional Mid-terrace Cottage
- Wet-room Downstairs
- Enclosed Rear Garden
- Ideal First Time Buy!
- Two Double Bedrooms
- Requires Updating
- Chain Free!
- EPC RATING C. COUNCIL TAX BAND B.



£99,999

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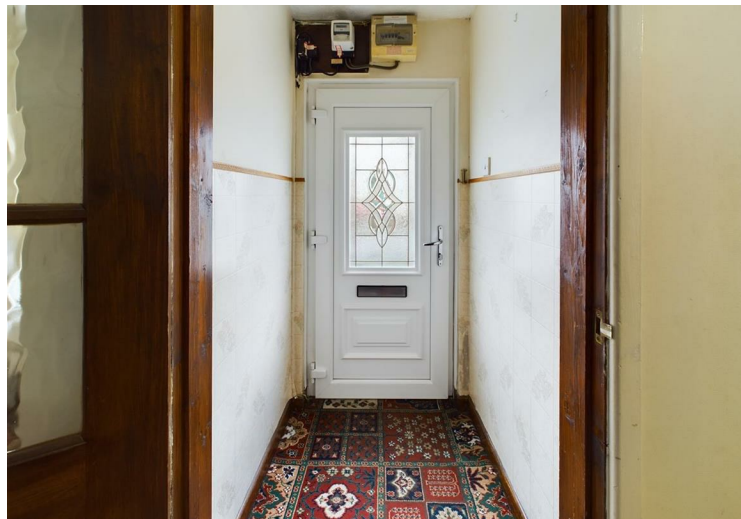
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The Agent that goes the Extra Mile





Situated in a lovely row of terraced houses in the charming village of Bynea, we have for sale this two double bedroom, traditionally built terraced cottage. Chain free and ready for a new owner, this charming cottage has been loved by the family for over 65 years and looking for another lucky purchaser to love it again. Requiring a general uplift throughout so this cottage would be an ideal first time buyers dream or maybe someone looking to downsize. Offering a good-size rear enclosed garden is an added bonus as well. EPC RATING C.

Accommodation comprises : Hallway, lounge, kitchen/diner, inner hallway, storage cupboard, wet-room and two double bedrooms. Externally to the rear, an enclosed good-size garden.

Bynea was originally the grassing lands for the Romans, who built their fort in Loughor(Caslhwchr). Now a very popular residential village location which offers convenient links for commuting between Llanelli and Swansea and situated around natural beauty with some fantastic views of the countryside and the estuary.



### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* Traditionally built cottage. Mains water, gas, electric and sewerage connected. Disabled wet-room downstairs. On-street parking. You have to walk through Bedroom 1 to get to Bedroom 2. Property does require a little bit of updating in places. Information taken from the National Resources Wales, results for the area within 10 metres of: 51, CWMFELIN ROAD, LLANELLI, SA14 9LP, medium flood risks from rivers and high flood risk from surface water and small watercourses, no recorded flooding. Broad availability - Up to Superfast (80 Mbps). Mobile availability - Limited coverage for EE, O2 and Vodaphone, No network coverage or

data for Three, no Vodaphone data. From the information currently available to the Coal Authority, a mining report is recommended for this property.

**STORAGE ROOM**  
4'2" x 3'7" (1.28 x 1.10)

**WET ROOM**  
8'8" x 6'5" (2.66 x 1.98)

**BEDROOM 1**  
12'10" x 10'1" (3.93 x 3.08)

**BEDROOM 2**  
12'10" x 8'8" (3.93 x 2.66)

### HALLWAY

**LOUNGE**  
17'10" (max) x 12'11" (max) (5.46 (max) x 3.96 (max))

**KITCHEN/DINER**  
19'3" (max) x 7'6" (max) (5.89 (max) x 2.30 (max) )

### INNER HALLWAY



### DIRECTIONS

At our office turn right heading in for Asda, going past Asda and the Eastern Gate, at the main roundabout take the third turning off, following the road keeping in the right-hand lane taking the third turning off at the roundabout. Follow the trostre link road to the next main roundabout keeping in the left-hand lane taking the first turning off, moving into the right-hand lane. At the traffic lights of Halfway turn right follow the road and as the road forks take the right-fork following the road through the traffic lights and through the village of "Llwynhendy". Keep travelling along that road and you will pass a small row of shops on your left known as "The Avenue". Keep driving onward and you will come into the village of "Bynea". As you drive round a right-hand bend with Bynea School set back on the left you are now on Cwmfelin Road, the property is situated on your right number 51

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

