

Floor 1



Floor 2



Approximate total area<sup>m</sup>  
807.24 ft<sup>2</sup>  
74.99 m<sup>2</sup>

Reduced headroom  
14.8 ft<sup>2</sup>  
1.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

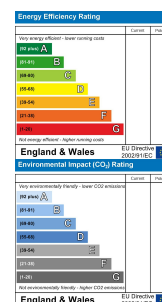


**10 Maes Y Dderwen, Llangennech, Llanelli, Carmarthenshire, SA14 8UN**

- Steel-framed End-of-terrace Property
- Lounge into Dining Room
- Chain-free & Ready To View!
- Close to Local School & The M4
- Three Bedrooms
- Front & Rear Gardens
- Ideal First Time Buy or Investment
- EPC RATING D. COUNCIL TAX BAND B

**£136,000**

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

**The Agent that goes the Extra Mile**



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, electric, gas 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/0624/OK

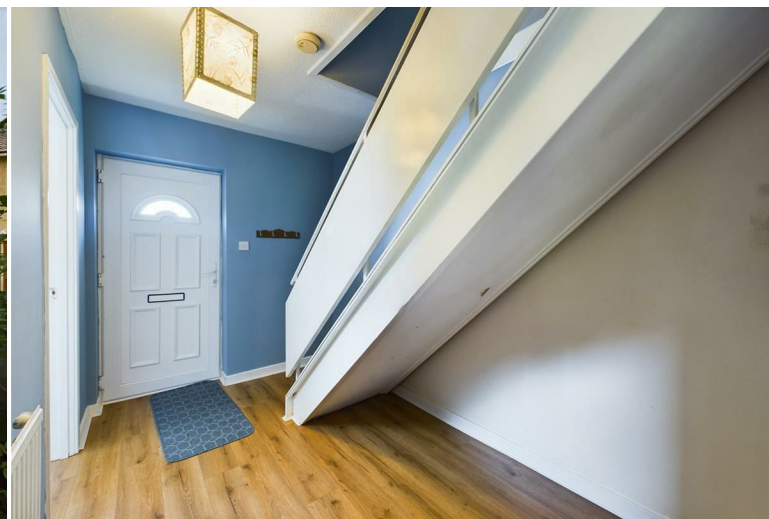
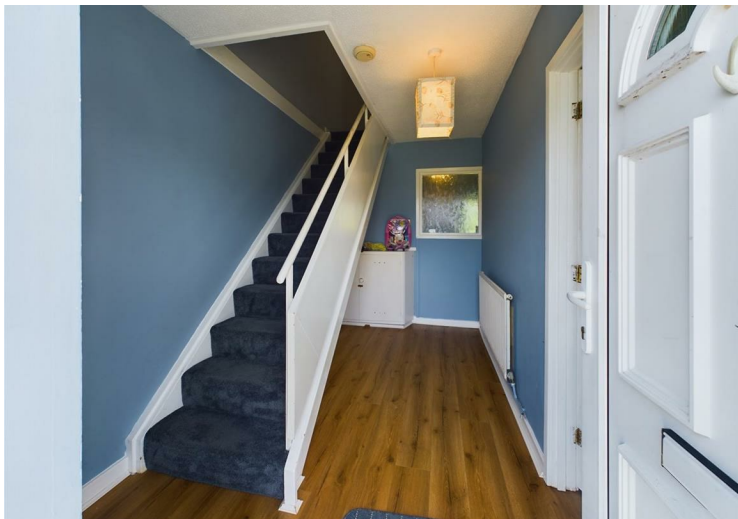
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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





New to market in the popular village of Llangennech we have for sale this end-of-terrace property, an ideal buy for a first time buyer. Situated in a quiet estate near the local primary school this property offers some sneaky glimpses of the estuary from the front elevation. This property offers a pleasant frontage and good-size rear garden and anyone looking to purchase with a change of decor in mind then don't delay and call today on 01554 759655. EPC RATING D.

Accommodation comprises of : Hallway, lounge, dining room, kitchen, bathroom and three bedrooms. Externally, pleasant frontage laid to lawn. To the rear is a good-size rear garden mainly laid to lawn with an elevated decking area. Three outbuildings and wooden garden shed.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\*Steel-framed & Ex local authority property. Mains gas, water, electric and sewerage connected. On-street parking, bays outside property. There is a footpath which is purposely used as rear pedestrian access for yourself and neighbours For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- Three network available. Limited network coverage for EE, O2 and Vodafone. From the information currently available to the Coal Authority, a mining report is recommended for this property. There are restrictive covenants and easements on the title which we are awaiting clarification on - standard covenants i.e, not to run a business from the premises, cannot operate as an off-licence, another covenant that has been mentioned is you are not allowed to keep a pig at the property.

**HALLWAY**

**LOUNGE**

13'11" (max) x 12'0" (max) (4.25 (max) x 3.68 (max) )

**DINING ROOM**

10'3" x 8'6" (3.13 x 2.60)

**KITCHEN**

10'3" x 8'6" (3.14 x 2.61)

**LANDING**

**BATHROOM**

7'1" x 5'6" (2.17 x 1.70)

**BEDROOM 1**

11'10" (max) x 10'3" (max) (3.61 (max) x 3.13 (max) )

**BEDROOM 2**

13'5" (max) x 8'6" (max) (4.11 (max) x 2.61 (max))

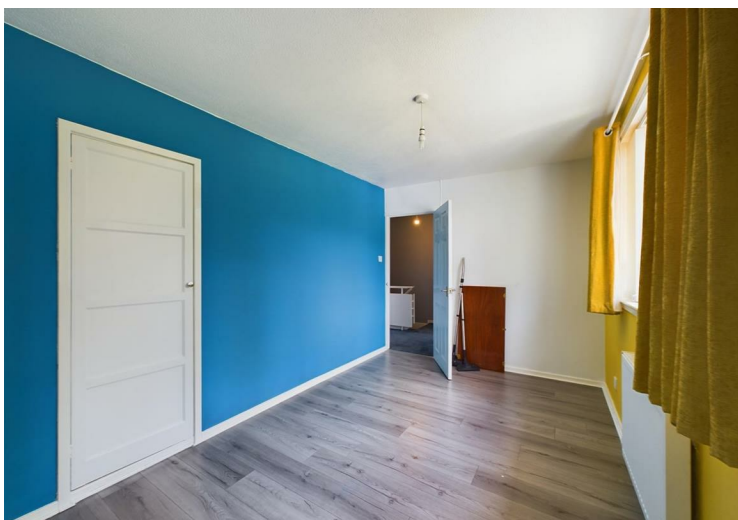
**BEDROOM 3**

9'1" (max) x 8'10" (max) (2.78 (max) x 2.70 (max) )

**OUTHOUSE**

**SHED**

**OUTBUILDING**



**DIRECTIONS**

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. After the roundabout for "Llanelli Crematorium" you will approach another roundabout, at this roundabout take the third turning off and follow the road down taking a left-hand bend and continuing until you get to a junction. At the junction turn left and follow the road , take the third turning off on your left, signposted " Maes Y Dderwen". Take the first right and follow the road along till you get to number 10.

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