

Floor 1

- Sunroom: 18'0" x 8'8" (5.37 x 2.66 m)
- Living Room: 12'0" x 21'7" (3.61 x 6.57 m)
- Kitchen: 16'0" x 11'10" (4.96 x 3.61 m)
- Entry / Hallway: 16'0" x 9'6" (4.73 x 2.86 m)
- Garage: 10'0" x 14'6" (3.16 x 4.43 m)

Floor 2

- Bedroom: 12'0" x 11'9" (3.62 x 3.60 m)
- Bedroom: 11'0" x 7'10" (3.23 x 2.40 m)
- Bedroom: 12'0" x 9'4" (3.54 x 2.85 m)
- Landing: 3'0" x 8'3" (0.82 x 2.54 m)
- WC: 6'0" x 8'0" (1.72 x 2.43 m)

Approximate total area⁽¹⁾

1315.46 ft²
122.21 m²

Reduced headroom

6.57 ft²
0.61 m²

(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.

GIRAFFE360

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 sewage. 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/0724/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
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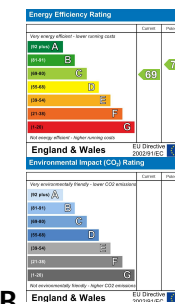


14 Eiddil, Bryn, Llanelli, Carmarthenshire, SA14 9AE

- Traditional build, Ex-local Semi-detached Property
- Extended & Spacious Living Accomodation
- Ideal F.T.B
- No Onward Chain
- Three Bedrooms
- Driveway & Garage
- Popular Village Location
- EPC RATING TBC. COUNCIL TAX BAND B.

£155,000

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The Agent that goes the Extra Mile





Situated in a friendly established residential estate where you have the most warmest of welcomes, we have for sale this three bedroom, semi-detached property. This traditionally built home has been extended and looking to be loved again with no on-ward chain making this an ideal starter home or someone wanting to put their own stamp on a property. Offering off-parking, an enclosed garden and close to local amenities and schools, all situated in a friendly village this may be your next home. Call today on 01554 759655. EPC RATING

Accommodation comprises : Spacious hallway, lounge/diner, kitchen/diner, good-sized sunroom, recently fitted bathroom and three bedrooms along with an integral garage and utility room. Externally a good-sized frontage offering off-road parking and gravelled area. An enclosed side garden mainly laid to lawn with two steel secure sheds. The rear garden is a small, low-maintenance area with a brick built garden shed offering more storage.

Bryn or locally known as Y Bryn (the Hill) is a village situated east of Llanelli. It is part of the Llanelli Rural (Welsh-Llanelli Wledig) community, and it borders with the villages of Llangennech, Dafen, Penceilogi, Pen-y-graig and Bynea. It is mainly a suburban area with surrounding farm land to the north and east. The village has its own school Ysgol Y Bryn, which is an English school. It is also home to St Michael's Independent Secondary School, Primary School and Sixth Form (Year 12 and 13). The Welsh schools are in the nearby villages of Llangennech and Cwmcarnhywel.



..AGENTS VIEWING NOTES

KEY INFORMATIONTraditional build, Ex local authority property. Mains gas, water, electric and sewerage connected. For this location according to Ofcom this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- Vodaphone and O2 network available. Limited network coverage for EE and no Three network coverage. 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, this information can be found in the original transfer title dated July 1986. Requires updating in some of the rooms. Hot-tub will not be staying.

LOUNGE/DINER

21'6" (max) x 11'10" (max) (6.57 (max) x 3.61 (max))

SUNROOM

17'7" x 8'8" (5.37 x 2.66)

KITCHEN/DINER

16'2" (max) x 11'10" (max) (4.94 (max) x 3.61 (max))

LANDING

BATHROOM

8'0" x 5'7" (2.45 x 1.72)

BEDROOM 1

11'10" (max) x 7'5" (max) (3.62 (max) x 2.30 (max))

BEDROOM 2

11'7" (max) x 9'4" (max) (3.54 (max) x 2.85 (max))

BEDROOM 3

10'7" (max) x 7'10" (max) (3.23 (max) x 2.40 (max))

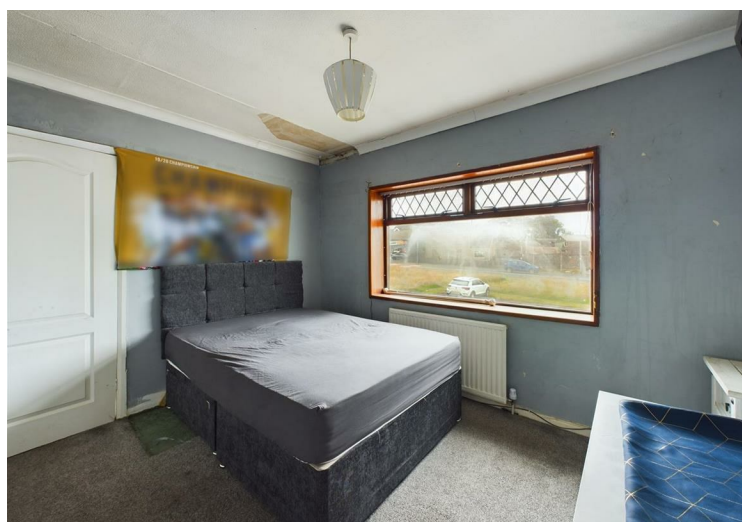
INTEGRATED GARAGE

14'6" (max) x 10'4" (max) (4.43 (max) x 3.16 (max))

UTILITY ROOM

9'8" x 3'11" (2.96 x 1.20)

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 left-hand side and continue up the road and follow up the hill into the village of "Bryn". As you go past the petrol station on your left you will see a big green area, turn right into "Dylan" then another right again into "Eiddil", The property is situated on your left, number 14, See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.