

Approximate total area⁽¹⁾
914.29 ft²
84.94 m²

Reduced headroom
13.89 ft²
1.29 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

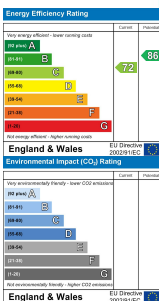
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



67 Llanddyri, Swiss Valley, Llanelli, Carmarthenshire, SA14 8HW

- Semi-detached, Traditional, Ex-local Authority Property
- Modernised to a High Standard
- Driveway Offering Ample Off-road Parking
- Chain-free
- Viewing Highly Recommended
- Three Bedrooms
- Front & rear Garden
- Lovingly Owned From New, Looking for a New Owner
- Sought After Location with Good M4 Links & Retail Parks
- EPC RATING C. COUNCIL TAX BAND B.



Chain Free £175,000

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, 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/0824/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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





PRICE ALERT, GRAB YOURSELF A BARGAIN! Chain-free and ready for the next lucky owner, we have a perfect example of a "turn key property" and we can't wait to show it off to you! This traditionally built, three bedroom, semi-detached property is located in the sought after location of Swiss Valley, with good links to the M4, local schools and the popular retail parks of Trostre and Pemberton and with one owner from new, just goes to show you how good the area and property is. Call today on 01554 759655 to arrange a viewing to appreciate everything this property has to offer. EPC RATING C.

Accommodation comprises : Hallway, lounge, kitchen/diner, landing, three bedrooms and bathroom. Externally, to the front a generous-sized open-aspect frontage with a spacious driveway offering extensive off-road parking then a small patio area. To the rear, an easy to maintain garden with lawn and patio area and a covered area to the side with an outhouse and two outbuildings.

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 well-known for its prime coastal location, attracting thousands of visitors each year. Llanelli has an array of primary and secondary schools in English and Welsh medium, CCTA college, a hospital and popular retail parks, and the local shops in the town centre. At Llanelli Beach, you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built ex-local authority property. Mains gas, electric, water and sewerage connected. Vacant property. There are covenants and easements on the title which we have on file, we advise that you request a copy. There is a pylon situated next to the property. The main path at the front is shared between you and your neighbour and you will share the cost for any remedial work if needed. The windows are a mixture of PVCu and wooden frames which are in very good condition. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability-full

network coverage for 02. Limited coverage for EE, Three and Vodafone. The property is a coal mining area; a mining report is recommended. Property has had a full re-wire in 2024. New boiler fitted in 2023 with a 10 year warranty.

BEDROOM 2

BEDROOM 3

HALLWAY

LOUNGE

KITCHEN/DINER

LANDING

BATHROOM

BEDROOM 1



DIRECTIONS

Start out at our office and at the traffic lights turn right onto Station Road and follow the road keeping in the right-hand lane. At the traffic lights turn right and keep to the left-hand lane. At the traffic lights turn left onto "Thomas Street" and follow the road onto "Felinfoel Road" and into the village of "Felinfoel". Drive through the village of "Felinfoel" at the mini-roundabout take the second turning (going straight across) then take the second turning on your right signposted "Llethri Road". Follow this road along taking the third turning off on your left, signposted "Llanddylri Road", the property is situated on your right, number 67, next to the electricity pylon.

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