

Approximate total area<sup>10</sup>  
535.82 ft<sup>2</sup>  
49.78 m<sup>2</sup>

Reduced headroom  
10.38 ft<sup>2</sup>  
0.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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: Timber-framed built property. Mains electric, gas, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on AKF/SC/0325/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

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

TELEPHONE: 01554 759655

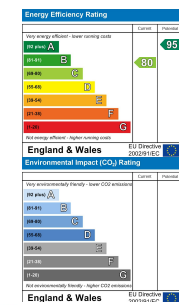


## 1 Stryd Bennett, Stradey Estate, Llanelli, Carmarthenshire, SA15 4DJ

- Timber-framed built, Semi-detached Property
- Downstairs Cloakroom & Upstairs Bathroom
- Popular New Resedential Estate
- Two Bedrooms
- Parking Space at the Rear
- Close To Local Primary, Secondary Schools & College
- Close to Sandy Water Park & Millennium Coastal Path
- Ideal F.T.B/Investment Purchase
- EPC RATING B. COUNCIL TAX BAND C.

£160,000

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EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

*The Agent that goes the Extra Mile*







Situated on the former home of the legendary "Scarlet's" Rugby Club, a breath of fresh air has blown through this historic area with this new development of homes. This two-bedroom, semi-detached, timber-farmed property can be found on "Stryd Bennett" named after the famous welsh rugby player and local legend Phil Bennett. With one owner from new, modern, close to the coast and in the catchment areas of popular local schools and college with excellent public transport links, then perhaps this new-build could be the one for you. Call today on 01554 759655. EPC RATING C.

Accommodation comprises of : Hallway, cloakroom, kitchen, lounge/diner, landing, two bedrooms and bathroom. Externally, to the front, low-maintenance frontage. And to the rear, patio then the remainder laid with astro-lawn, secure gated access into the parking area where you have an allocated parking space.

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\*\*\* Timber framed built property. Mains water, electric, sewerage, and gas are connected. According to Ofcom, the following information is available for this location: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability—Mobile phone coverage- full coverage for all mobile networks. The information currently available to the Coal Authority recommends a mining report for this property. There are covenants and easements on the title, we have a copy of the title on file. Payment of approx.

£50/£60 annually to Remus for the maintenance of aqueducts and drainage. Allocate parking space at the rear.

**BATHROOM**  
**BEDROOM 1**  
**BEDROOM 2**

**HALLWAY**  
**STORAGE CUPBOARD**  
**CLOAKROOM**  
**KITCHEN**  
**LOUNGE/DINER**  
**LANDING**



**DIRECTIONS**  
At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off onto "Sandy Road". Drive down Sandy Road and at the traffic lights turn right onto "Maes Y Coed" passing the "Co-op" on your right with the Stradey housing estate straight in-front of you. The property is situated on your right, number 1.

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