







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

Be sure to follow us on Twitter: @ WWProps

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'

#### Take on AKF/SC/0425/OK

FACEBOOK & TWITTER

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 Glasfryn, Dafen, Llanelli, Carmarthenshire, SA14 8PG

- Traditional, Ex-local Authority Semi-detached Property
- Downstairs Cloakroom & Upstairs Wet-room
- Requires Updating
- Village Location, Close to Local Schools, Hospital & M4 Links Chain Free
- EPC RATING C. COUNCIL TAX BAND B.

### £150,000

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# 01554 759655 www.westwalesproperties.co.uk







 Two Bedrooms • Corner Plot With Front & Rear Garden, Outhouse, Garden Shed, Workshop/garage & Additional Parking • Ideal FTB



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Situated within walking distance of local schools, we have for sale this traditional, two-bedroom property in the friendly village of Dafen, a popular village because of how close you are to the M4 link, hospital and popular retail parks of Pemberton and Trostre. Situated on a spacious corner plot with enclosed front and rear gardens, a driveway offering off-road parking, this property would make an ideal starter home waiting for you to put your stamp on. Chain-free and ready to view, so call us today on 01554 759655 to arrange your viewing. EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises a hallway, cloakroom, lounge, kitchen/diner, landing, wet-room and two bedrooms. The front garden is mainly laid to lawn, and the rear garden is laid to patio with outbuilding, garden shed and a large workshop. Driveway to the side offering offroad parking.

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-known 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 centre and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.

**..AGENTS VIEWING NOTES** HALLWAY **CLOAKROOM** LOUNGE **KITCHEN/DINER** LANDING WET-ROOM **BEDROOM 1 BEDROOM 2** 



#### DIRECTIONS

At the office head towards Asda, making your way towards the Eastern Gate roundabout, at this roundabout take the third turning off and follow the road to the next roundabout. At this roundabout take the second turning off and follow the road until you get to a set or traffic lights. At the traffic lights turn left signposted "Capel Road", follow the road which will then take you onto "Bryn Elli" passing a local convenience shop on your right, continue down the road and the property is situated just before the turning on your left signposted "Brynheulog", number 1 Glasfryn.

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