

Approximate total area⁽¹⁾
689.42 ft²
64.05 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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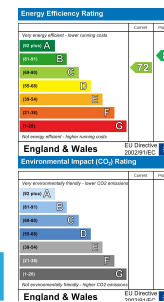


1 Glasfryn, Dafen, Llanelli, Carmarthenshire, SA14 8PG

- Traditional, Ex-local Authority Semi-detached Property
- Downstairs Cloakroom & Upstairs Wet-room
- Requires Updating
- Village Location, Close to Local Schools, Hospital & M4 Links
- EPC RATING C. COUNCIL TAX BAND B.
- Two Bedrooms
- Corner Plot With Front & Rear Garden, Outhouse, Garden Shed, Workshop/garage & Additional Parking
- Ideal FTB
- Chain Free

£150,000

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

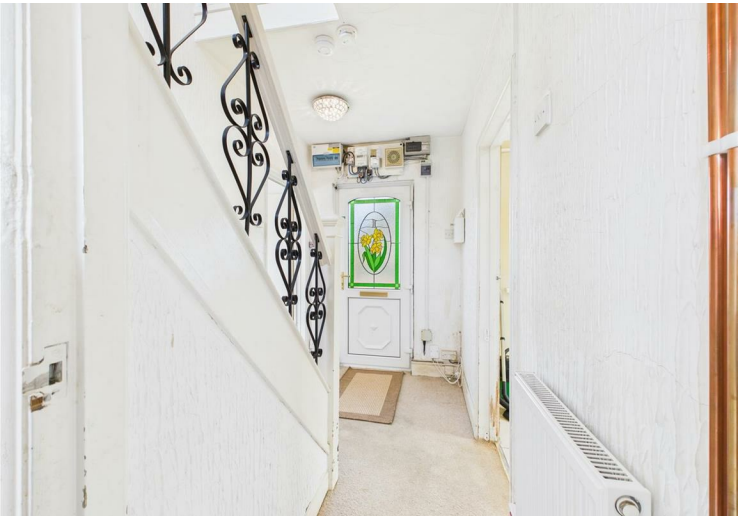


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The Agent that goes the Extra Mile





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 off-road 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 of 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.