











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 sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AKF/SC/0524/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 EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



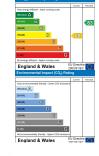






42 Glasfryn, Dafen, Llanelli, Carmarthenshire, SA14 8PG

- Semi-detached Ex-local Traditional Built Property
- Needs Updating in Places
- Close To Local Schools, Hospital & M4 Links
- South-westerly Rear Garden
- EPC RATING D. COUNCIL TAX BAND B.
- Two Bedrooms
- Gardens to The Front & Rear
- Ideal Starter Home
- Off-road Parking



£130,000

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The Agent that goes the Extra Mile

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Situated in a quiet residential estate in Dafen, close to local schools, a hospital, and good links to the M4, we have for sale this twobedroom, semi-detached traditional property. Suitable as a starter home or if you're looking at downsizing, this may be the property for you, with an added bonus of a south-westerly, well-presented rear garden. Call today on 01554 759655 to arrange a viewing. EPC RATING

Accommodation comprises a hallway and lounge that opens into a dining area, conservatory, kitchen, utility room, landing shower room, and two bedrooms. Externally, there is an open-aspect frontage with off-road parking for two vehicles. To the rear, there is an enclosed south-westerly-facing garden with a mixture of lawn and patio and a shed.

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

KEY INFORMATIONEx-local authority property. Gas, water, electric and sewerage mains connected. You have to go through the shower room to get to Bedroom 2. For this location according to Offcom this is the following information: Broadband availabilityup to Ultrafast (1000 Mpbs), Mobile availability- all networks available. There are easements on the tile- we advise you request a copy from us. From the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

12'11" (max) x 9'10" (max) (3.95 (max) x 3.01 (max))

DINING ROOM

9'5" (max) x 8'0" (max) (2.89 (max) x 2.45

CONSERVATORY

9'0" x 7'10" (2.75 x 2.41)

KITCHEN

9'4" x 6'5" (2.86 x 1.98)

UTILITY ROOM

14'9" x 4'10" (4.50 x 1.49)

LANDING

BEDROOM 1

11'11" (max) x 10'0" (max) (3.64 (max) x 3.05

SHOWER ROOM

7'11" x 6'1" (2.42 x 1.86)

BEDROOM 2

7'10" x 7'10" (2.41 x 2.40)





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 then onto "Brynelli", continue driving and take the first left signposted "Glasfryn", follow the road, at the roundabout take the third turning off on the property is then situated on your left, number 42.



