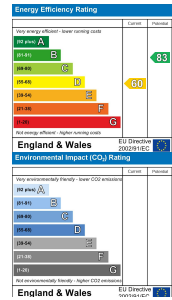




## 42 Glasfryn, Dafen, Llanelli, Carmarthenshire, SA14 8PG

- 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**

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



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*The Agent that goes the Extra Mile*







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 two-bedroom, 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 D.

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 INFORMATION\*\*\*Ex-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 Ofcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), 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 (max) )

### 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 (max))

### 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 of 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.

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