







Situated in a quiet established residential estate with no-through-road, we have for sale this traditionally built, ex-local authority, terraced property in the popular village of Felinfoel on the outskirts of Llanelli. One of the "go-to" area's due to the close proximity of local schools, village shops and the quick links to picking up the M4 along with a bonus of being chain free, could this be the home for you? An ideal starter home to get you on the housing ladder or investment property, just needing some TLC to make it a happy home! EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge, kitchen, spacious storage cupboard, pantry, landing bathroom and three bedrooms. An open-aspect frontage. To the rear, an enclosed garden with a patio area then a few steps leading to the remainder of the garden which is mostly laid to lawn with a wooden semi-enclosed structure, gated access into a second garden area at the rear with secure gated access to the side.

Felinfoel is a small village and electoral ward on the River Lledi on the northern border of Llanelli with a population of about 2,000. The Felinfoel Brewery is the home of Double Dragon Ale, the oldest in Wales. It was also the first brewery outside the US to sell beer in cans. The village is renowned for its close community. Rugby union fly-half Phil Bennett, who played for Llanelli, Wales and the British Lions, is one of Felinfoel's most famous residents. Felinfoel has excellent links with the M4 motorway, which leads to Swansea and Cardiff to the east and Carmarthen and Pembrokeshire to the west. Regular local bus services also link the village to the Llanelli railway station.

### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* Traditionally built, ex-local authority property. Mains water, electric, gas and sewerage connected. Council tax band B. On-street parking. There are covenants and easements on the title, we have a copy on file which states that these have been filed on the original title. There is shared pedestrian access at the rear with your neighbour to gain access to the rear garden for ease of bringing bikes, garden furniture and rubbish etc to the front. The "River Lledi" is situated behind the rear boundary of the property. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (10,000 Mbps); Mobile availability— full mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

### HALLWAY

### LOUNGE

### KITCHEN

### UNDERSTAIRS STORAGE CUPBOARD

### LANDING

### BATHROOM

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3

### PANTRY

### DIRECTIONS



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