



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 Leasehold - - 999 year lease, starting from 29/10/1913,rent is £3.00 p/a payable to the leasehold landlord, we have details on file.
SERVICES: Mains electric, gas, sewerage and water 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/1125/OK

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

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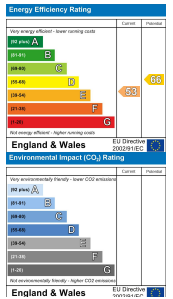


42 Parkview, Felinfoel, Llanelli, Carmarthenshire, SA14 8BH

- End-of-terrace, Traditional Property
- Two Double Bedrooms, Dressing Room/Office & Full Width Loft Room
- On-street Parking
- Chain Free!
- EPC RATING E. COUNCIL TAX BAND B.
- Leasehold Property - 999 Years From 29/10/1913, £3.00 p/a.
- Two Reception Rooms
- Ideal First Time Purchase
- Village Location With Close Links to The M4

£168,000

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The Agent that goes the Extra Mile



Looking for a home your family can grow into and not out of, then come see what's behind number 42 Parkview in Felinfoel. This double-fronted, semi-detached property has been well loved for over 20 years and is now looking for it's next owner. Situated on a one-way street off the main road this property has undergone an uplift with a recently fitted kitchen and bathroom and is a blank canvas waiting for someone to put their own stamp on it! EPC RATING E. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, sitting room, lounge, kitchen/diner, bathroom, utility room/lean-to, landing, spacious dressing room/office etc leading into bedroom one, bedroom two, a good room that could be used for storage with stairs going up to a full-width spacious loft room. Externally, pedestrian access to the side leading with secure gated access leading into the rear garden. Enclosed rear garden with a small courtyard area and then the remainder is laid to an elevated level lawn.

Felinfoel is a small village and electoral ward on the River Lliedi 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 property. Mains water, electric, gas and sewerage connected. Council tax band B. Leasehold - 999 year lease, starting from 29/10/1913, rent is £3.00 p/a payable to the leasehold landlord, we have details on file. 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. The loft room has no building regulations in place. Flat roof over the bathroom. Plastic corrugated roof sheeting roof to the utility/ lean-to. On-street parking, situated on a one-way street. The property is set within close proximity of two established public houses. Betting shop across the road. Felinfoel churchyard with graves can be seen from the front bedrooms. The carpark of Marelli factory is situated behind the rear garden and the actual factory is situated across from the carpark. For this location, according to Ofcom,

the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability— full mobile phone coverage for EE and limited mobile phone coverage for O2, Three and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

SITTING ROOM

LOUNGE

KITCHEN/DINER

BATHROOM

LANDING

DRESSING ROOM

BEDROOM 1

BEDROOM 2

SMALL ROOM WITH ACCESS TO LOFT ROOM

SPACIOUS LOFT ROOM



DIRECTIONS

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