


**Floor 1** Building 1




**Floor 2** Building 1




**Floor 1** Building 2

**Approximate total area**(1)

2040 ft²

189.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

WHAT3WORDS///rams.unwanted.smile

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

Take on SC/SC/1126/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.

**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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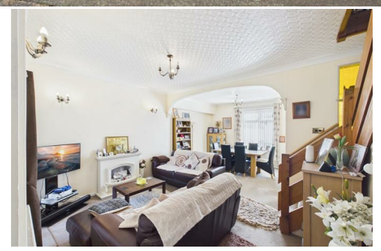
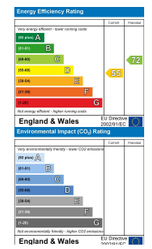




# 1 Dimpath Terrace, Llanelli, Carmarthenshire, SA15 3SL

- **Traditionally Built, Spacious End-of-terrace Property**
- **Two/Three Receptions Rooms**
- **Versatile & Spacious Home**
- **Good-size Garage & Outbuilding**
- **No Forward Chain**
- **Three/Four Double Bedrooms**
- **Cloakroom, Downstairs & Upstairs Bathroom**
- **Two Separate Low-maintenance Gardens**
- **Sought-after Location Close To Schools, Parks & Llanelli Town Center, Ideal For Families**
- **EPC RATING D. COUNCIL TAX BAND D.**




## No Onward Chain £230,000

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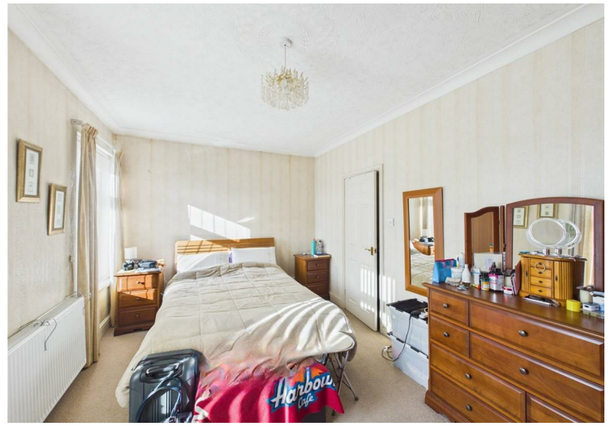
***The Agent that goes the Extra Mile***



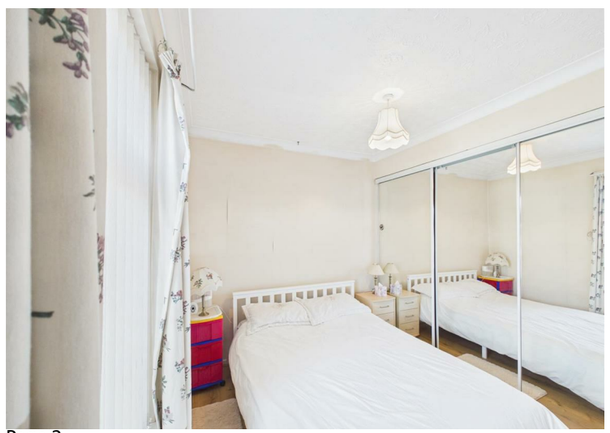








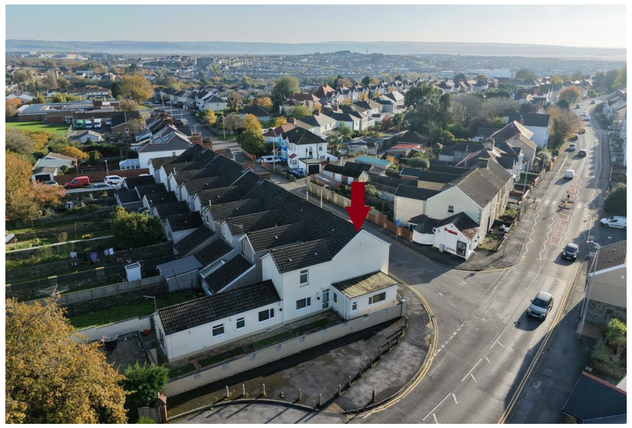












Situated on a good-size corner on Dimpath Terrace, we have for sale this spacious end-of-terrace traditionally built property, chain-free and ready for viewings! Please welcome for the first time to market 1 Dimpath Terrace, a property that has been well-loved by the same family through the generations. A versatile property that could suit a multi-generational family or simply a family home that you could never grow out of. And with it being on a perfectly positioned plot, the next lucky buyers get the best out of the two good-size rear gardens where you can relax and enjoy in all season, especially long sunny days, and an even bigger bonus, a garage at the rear. Call us today on 01554 759655 for further information or to book a viewing. EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises : Entrance hallway, utility room, cloakroom, rear hallway, spacious lounge/diner, side hallway, boiler cupboard, dining room, kitchen, bathroom, sitting room/bedroom four, landing, bathroom and three double bedrooms. Externally and enclosed frontage laid with decorative chippings and secure pedestrian gated access to the side that leads to a low-maintenance side garden, secure gated access into a rear garden. Low-maintenance rear patio garden, good-size outbuilding/workshop and garage with an electric roller shutter door.

## ..AGENTS VIEWING NOTES

***KEY INFORMATION*** Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band D. There is a small flat roof over the utility, cloakroom and rear hallway. The property has double-yellow lines outside the front as it is situated on the corner of Dimpath Terrace. On-street parking and there is a good-size garage located at the rear with electric roller-shutter doors. The property is situated opposite a hairdresser which is located on the corner of Felinfoel Road. The title is still registered to the deceased owner, transfer into new ownerships name will be done via the purchasers solicitor during the conveyancing process. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800Mbps); Mobile availability—variable mobile phone coverage for Three, EE and Vodaphone, good outdoor coverage only for the O2 network only. Based on the information currently available to the Coal Authority; a mining report is recommended for this property. what3words///rams.unwanted.smile

## ENTRANCE HALL

## UTILITY

## CLOAKROOM

## REAR HALLWAY

## DINING AREA

## LOUNGE AREA

## SIDE HALLWAY

## BOILER CUPBOARD

## DINING ROOM

## KITCHEN

## REAR HALLWAY

## BATHROOM

## SITTING ROOM/BEDROOM 4

## LANDING

## BATHROOM

## BEDROOM 1

## BEDROOM 2

## BEDROOM 3

## WORKSHOP/OUTBUILDING

## GARAGE

## DIRECTIONS




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