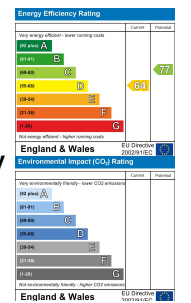




### 36 Heol Daniel, Llanelli, SA14 8AW

- Ex-local, Traditional, End-of-Terrace Property
- Front & Rear Garden
- Ideal Starter Home
- Popular Location For Schools, Hospital & Links to the M4
- Two Double Bedrooms
- Chain-free!
- General Uplift Required Internally & Externally
- EPC RATING D . COUNCIL TAX BAND B.



Price £109,000

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



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 'B'

WHAT3WORDS:///award.part.songs  
\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take on AJS/SC/0526/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

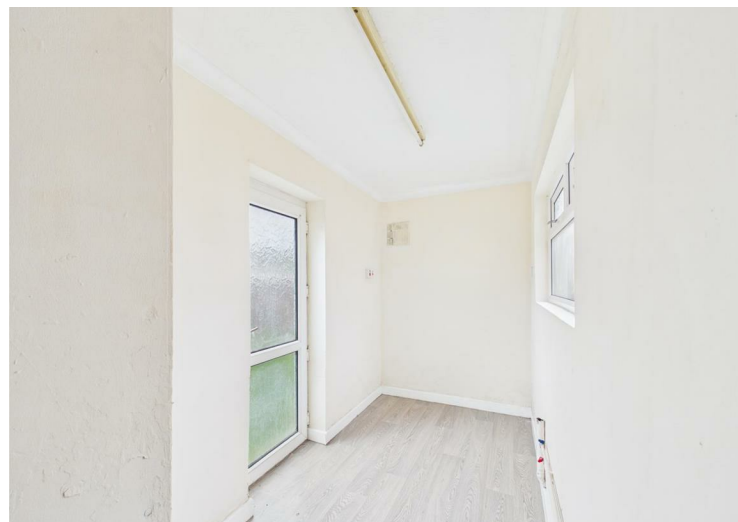




Situated in an established residential estate, we have for sale this traditionally built, ex-local authority, terraced property in the popular village of Felinfoel on the outskirts of Llanelli. A popular area due to the close proximity of local schools, village shops and the quick links to picking up 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 through to kitchen, utility, landing, bathroom and two double bedrooms. An open-aspect frontage which has been used for off-road parking. To the rear, an enclosed garden area looking to be transformed and 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, gas, electric and sewerage connected. Council tax band B- £1,736. There are covenants on the title; we have a copy on file which states they are filed on the original. A pylon situated in the next street can be seen from the rooms at the front of the property. For this location, according to Ofcom, the following information is available: Broadband availability—up to Superfast (80 Mbps); Mobile availability—limited mobile phone coverage for all the networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. There is a road that leads to garages that back onto the properties rear garden. Situated close to the River Lledi. For this location according to National Resource Wales, the following information is for the area within 10 metres of the address : High

risk Flooding from rivers - Risk greater than 3.3% chance each year. High risk Flooding from surface water and small watercourses - Risk greater than 3.3% chance each year. This area Does not benefit from flood defences. Please note - We provide the flood risk information for the area around the property address. We cannot give the flood risk for individual buildings because this depends on building features, such as internal floor levels, and other local factors like drainage conditions. The risk level takes into account the effect of any flood defences that may be in this area. From information provided by the current the have confirmed that there has never been any flooding during their ownership. WHAT3WORDS///award.part.songs

**UTILITY/REAR PORCH**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

**HALLWAY**

**LOUNGE AREA THROUGH TO :**

**KITCHEN AREA**



**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.