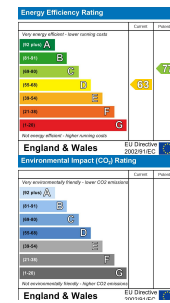




79 Bryngwyn Bach, Dafen, Llanelli, Carmarthenshire, SA14 8SF

- Semi-detached, Ex-local Authority Property
- Two Reception Rooms
- Front & Rear South-facing Garden With Driveway
- Ideal Starter Home
- EPC RATING D COUNCIL TAX BAND B.
- Chain Free & Ready To View!
- Three Bedrooms
- Well-presented Throughout
- Quiet & Well-established Residential Estate



Chain Free £165,000

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

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EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655



The Agent that goes the Extra Mile





Chain-free, ready to view, and ready to move into with just a bit of deco change if need be, so could you be the next lucky purchaser? Situated in one of Dafen's popular ex-local authority estates where the neighbours are friendly and the convenient location is a bonus for families for the local schools or someone who commutes using the M4, we have for sale this double-fronted, semi-detached property. Call us on 01554 759655 to arrange your viewing today. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, sitting/dining room, lounge, galley kitchen, understairs storage, landing, bathroom, three bedrooms all with built-in cupboard space. Externally, the property sits on an even plot with a pleasant frontage laid with decorative chippings and a driveway to the side and secure gated pedestrian access into the rear garden. The rear garden is a mixture of patio and lawn with an outbuilding that has been utilised as a utility room.

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**** Traditionally built. Ex Local Authority. Mains water, electric, gas and sewerage connected—council tax band B. There are covenants and easements on the title; we have a copy on file. There is an asbestos roof on the outbuilding/utility room. For this location, according to Ofcom, the following information is available: Broadband availability —up to Ultrafast (1000 Mbps); Mobile availability— Full mobile coverage for EE and Three, limited mobile phone coverage for O2 and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

- HALLWAY**
- SITITNG ROOM/DINING ROOM**
- GALLEY KITCHEN**
- LOUNGE**
- LANDING**
- BATHROOM**
- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3**
- OUTBUILDING/UTILITY**

DIRECTIONS



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