



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
752 ft<sup>2</sup>  
69.8 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

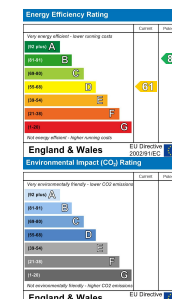
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### 35 Cwmfelin Road, Bynea, Llanelli, Carmarthenshire, SA14 9LP

- Terraced, Traditional Cottage
- Spacious Kitchen/Diner
- South-westerly Rear Enclosed Garden
- Village Location
- EPC RATING D. COUNCIL TAX BAND B
- Two Bedrooms
- Downstairs Shower-room
- On-street Parking
- Ideal F.T.B



£135,000

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



**The Agent that goes the Extra Mile**



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

TAX: Band 'B'

WHAT3WORDS://laptop.loud.ages

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

Take on SC/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,

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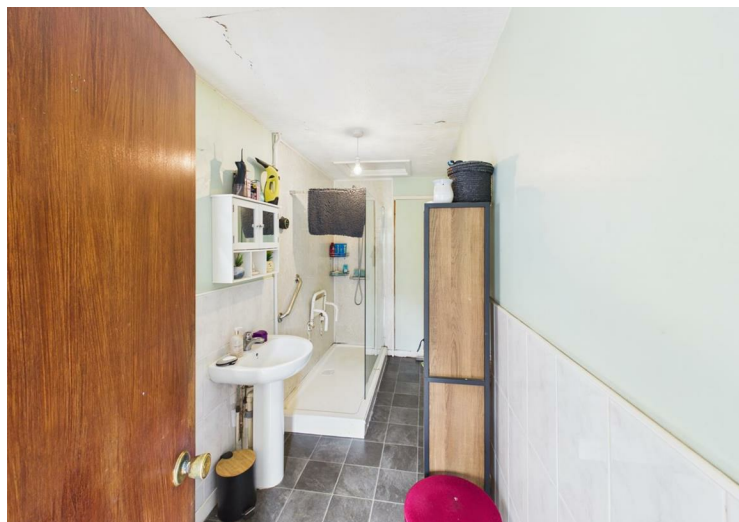
TELEPHONE: 01554 759655



Situated in a lovely row of terrace houses in the charming village of Bynea, we have for sale this two bedroom, traditionally built terraced cottage. An ideal purchase to get you on the property ladder that offers you an updated kitchen/breakfast/diner and then the rest is ready for you to put your own stamp on, and an even bigger bonus is the good-size south-westerly facing enclosed rear garden. Located in a popular village away from the hustle-and-bustle of town life with good links to Swansea and the retail parks of Trostre and Pemberton. Call us today on 01554 759655 to get your viewing booked in with us. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Entrance hall, lounge, kitchen/diner, rear hallway/utility room, downstairs shower-room, small landing and two bedrooms. Externally to the rear, an enclosed good-size garden.

Bynea was originally the grassing lands for the Romans, who built their fort in Loughor(Casllwchwr). Now a very popular residential village location which offers convenient links for commuting between Llanelli and Swansea and situated around natural beauty with some fantastic views of the countryside and the estuary.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\* Being sold via a part-exchange company, we have no PIQ on file and some information may be limited. Traditionally built. Mains water, gas, electric and sewerage connected. On-street parking. For this location, according to Ofcom, the following information is available: Broad availability - Ultrafast (1800 Mbps). Mobile availability - variable mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///laptop.loud.ages

- LOUNGE**
- KITCHEN/BREAKFAST/DINER**
- REAR HALLWAY/UTILITY ROOM**
- SHOWER ROOM**
- LANDING**
- BEDROOM 1**
- BEDROOM 2**



**ENTRANCE HALL**



**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.