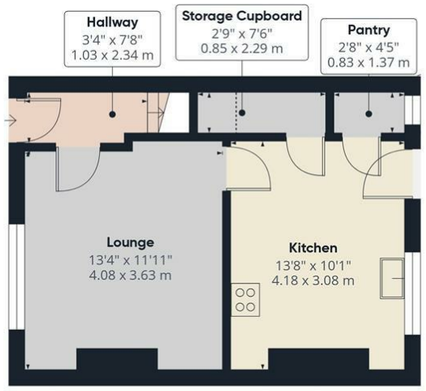
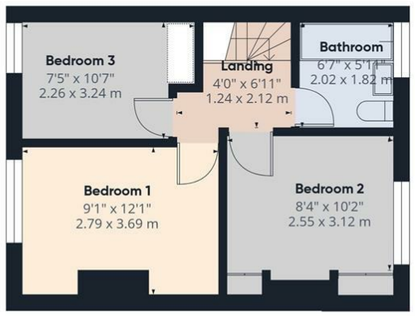


Floor 1



Floor 2

Approximate total area[1]

692 ft²
64.2 m²

Balconies and terraces

248 ft²
23 m²

Reduced headroom

6 ft²
0.5 m²

(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

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'

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

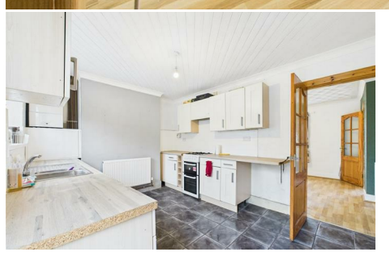
Take on AKF/SC/1125/OK

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

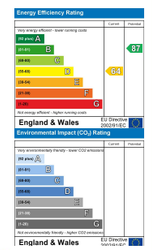
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



4 Cae Glas, Felinfoel, Llanelli, Carmarthenshire, SA14 8AR

- **Traditional, Terraced, Ex-local Authority Property**
- **Off-road Parking**
- **Ideal Starter Home/Investment**
- **Close to Local Schools & Hospital**
- **Three Bedrooms**
- **Enclosed Rear Garden**
- **Established Quiet Residential Estate With No-through-road**
- **EPC RATING D. COUNCIL TAX BAND B.**



£125,000

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

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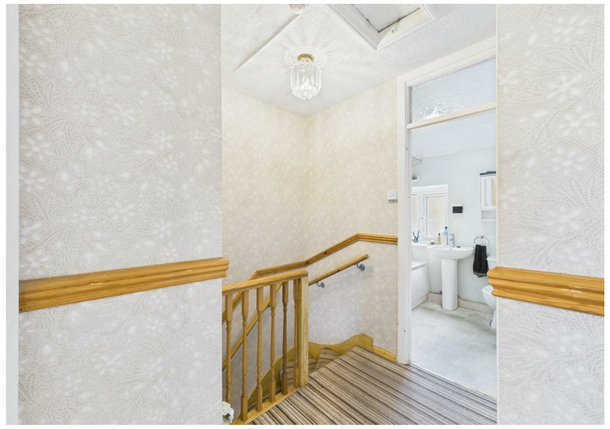
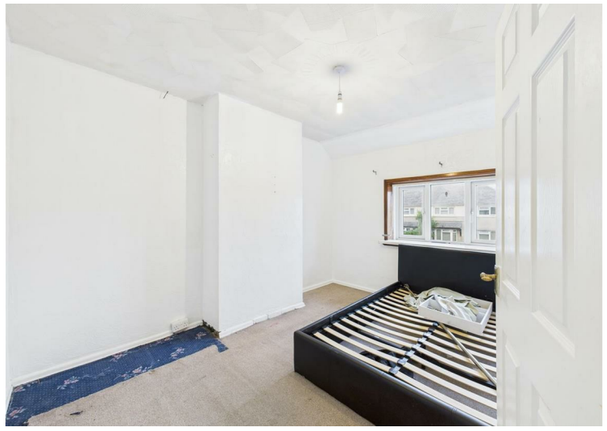
The Agent that goes the Extra Mile





Situated in a quiet established residential estate with no-through-road, we have for sale this traditionally built, ex-local authority, terraced property in the popular village of Felinfoel on the outskirts of Llanelli. One of the "go-to" area's 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, kitchen, spacious storage cupboard, pantry, landing bathroom and three bedrooms. An open-aspect frontage. To the rear, an enclosed garden with a patio area then a few steps leading to the remainder of the garden which is mostly laid to lawn with a wooden semi-enclosed structure, gated access into a second garden area at the rear with secure gated access to the side.

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, ex-local authority property. Mains water, electric, gas and sewerage connected. Council tax band B. On-street parking. 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. There is shared pedestrian access at the rear with your neighbour to gain access to the rear garden for ease of bringing bikes, garden furniture and rubbish etc to the front. The "River Lleidi" is situated behind the rear boundary of the property. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (10,000 Mbps); Mobile availability— full mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

KITCHEN

UNDERSTAIRS STORAGE CUPBOARD

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

PANTRY

DIRECTIONS

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