

ea SA31 1I

T: 01792 650 705

Carmarthen Office 12 Spilman Street Carmarthen SA31 1LQ

T: 01267 612 021

Tenby Office Quay Hill Tenby SA70 7BX

T: 01834 526 126

# CHARTERED SURVEYORS, LAND & ESTATE AGENTS



# The Phoenix, 30 Swansea Road, Llanelli, Carmarthenshire SA15 3YT

£139,950 For Sale

# **Property Features**

- Deceptively spacious two storey end-of-terrace
- Flexible accommodation with 4 reception rooms and 4 bedrooms
- In need of refurbishment and updating
- Enclosed rear courtyard with gated access onto rear service lane
- Re-development / conversion opportunity (s.t.p.p)
- Edge of Llanelli town centre

# **Property Summary**

A deceptively spacious end-ofterrace property offering flexible accommodation with four reception rooms and four bedrooms, in need of refurbishment / updating, with potential for redevelopment / conversion, subject to obtaining the necessary planning consents.



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# **Full Details**

# ACCOMMODATION

**Ground Floor** 

Living Room 4.95m x 5.01m (16' 3" x 16' 5")

## Study

3.61m x 1.88m (11' 10" x 6' 2")

Dinning Room 6.60m x 3.38m (21' 8" x 11' 1")

**Side Hall** 2.16m x 2.74m (7' 1" x 9' 0")

**Snug** 3.60m x 2.23m (11' 10" x 7' 4")

**Cloakroom** 2.10m x 1.58m (6' 11" x 5' 2")

**Kitchen** 2.81m x 2.45m (9' 3" x 8' 0")

**Diner** 4.36m x 2.98m (14' 4" x 9' 9")

Utility Room 3.95m x 2.43m (13' 0" x 8' 0")

**Cellar** Storage area.

**First Floor** 

Bedroom 1 2.87m x 3.04m (9' 5" x 10' 0")



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### Bedroom 2

3.33m x 4.10m (10' 11" x 13' 5")

Bedroom 3 2.89m x 4.28m (9' 6" x 14' 1")

Bedroom 4 3.83m x 3.42m (12' 7" x 11' 3")

**En-Suite** 2.40m x 1.80m (7' 10" x 5' 11")

Family Bathroom 2.55m x 2.41m (8' 4" x 7' 11")

**Rear Hall** 2.14m x 1.05m (7' 0" x 3' 5")

# EXternally

**Enclosed Rear Courtyard** 

# **Further Information**

#### Tenure

We understand the property is held on a Freehold basis.

#### Services

We understand that the property benefits from mains gas central heating, mains electricity, mains water and mains drainage connections.

#### **Energy Performance Certificate**

EPC Rating E (50).

## **Council Tax Band**

We understand that the Carmarthen County Council Tax Band is C - approx. £1,696.59 for 2023/2024.

#### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).



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#### Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.

# Plans

Plans are prepared for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

# Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: 01267 234567

#### Viewings

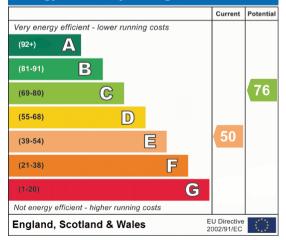
Strictly by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021 or email property@reesrichards.co.uk

# Energy Efficiency Rating



These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.



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