



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

£130,000 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-of-terrace property offering flexible accommodation with four reception rooms and four bedrooms, in need of refurbishment / updating, with potential for re-development / conversion, subject to obtaining the necessary planning consents.



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")



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).





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 mis-statement 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 625524	
ORDNANCE SURVEY PLAN REFERENCE ©	SN 5100	SECTION J	Scale 1/1250
COUNTY DYFED		DISTRICT LLANELLI	
		ADMINISTRATIVE AREA CARMARTHENSHIRE SIR GAERFYRDDIN	
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