



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

£90,000 For Sale

Property Features

- ****CASH BUYERS ONLY****
- 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

****CASH BUYERS ONLY****

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 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



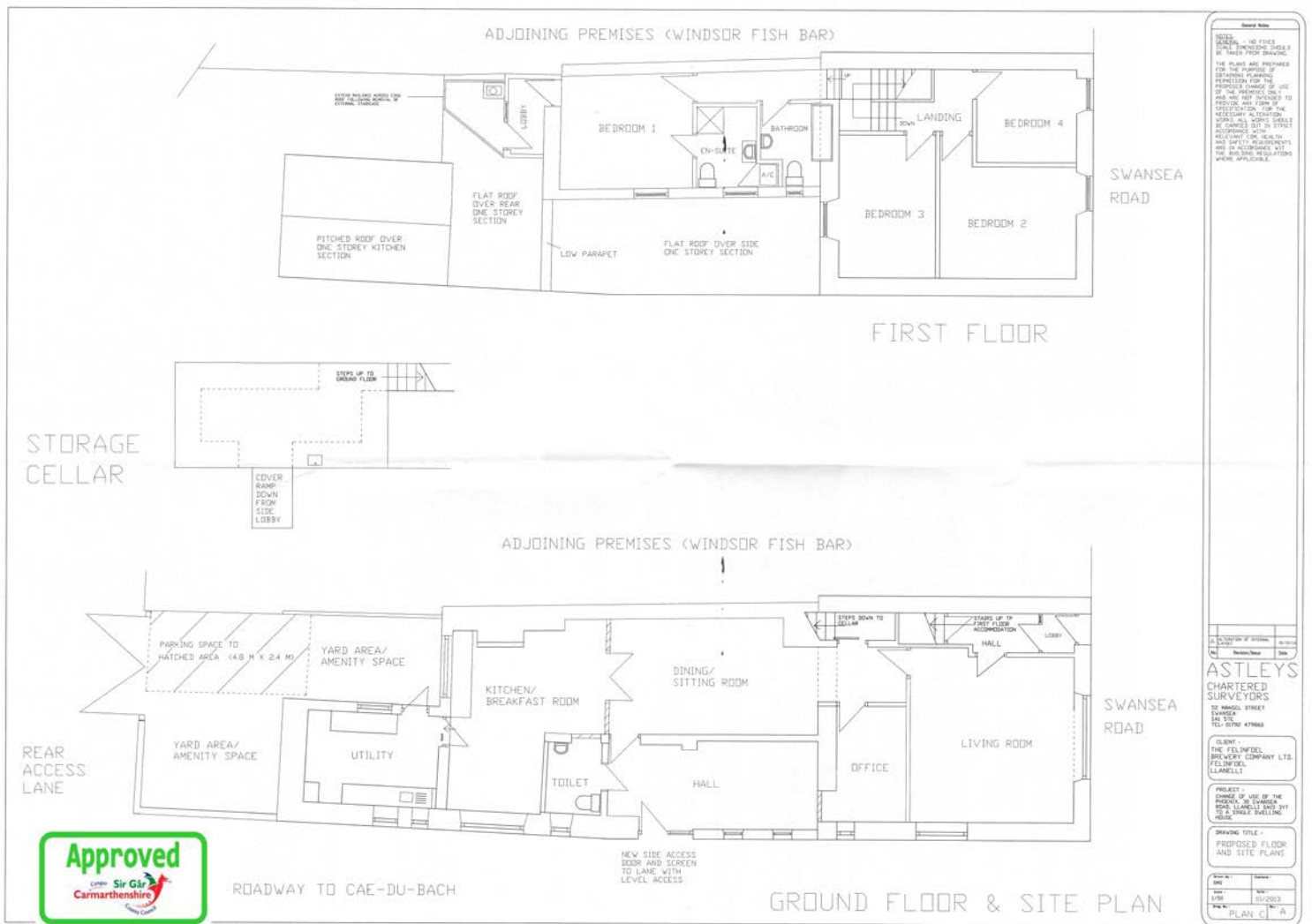
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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 Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



General Notes

1. THESE PLANS AND SPECIFICATIONS SHALL BE TAKEN TOGETHER.

2. THE PLANS ARE PREPARED FOR THE PURPOSES OF THE PROPOSED WORK AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE NECESSARY CONSENT OF THE SURVEYOR.

3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ADVERSE FEATURES OF THE SITE AND HAS NOT CONDUCTED ANY INVESTIGATION FOR THE PURPOSES OF THIS PLAN.

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ASTLEYS	
CHARTERED SURVEYORS	
20 HAROLD STREET SWANSEA SA1 3HH TEL: 01792 479666	
CLIENT -	THE FELINFEL BREWERY COMPANY LTD, FELINFEL
PROJECT -	CONVERSION OF SITE OF THE FORMER LANGLEY BOTTLE PLANT TO A SINGLE DWELLING HOUSE
DRAWING TITLE -	PROPOSED FLOOR AND SITE PLANS
DATE	NOV 2013
BY	10/2013
SCALE	PLAN C