

## 1 Dolau Fach, Llanelli, Carmarthenshire SA15 2HN

£85,000 For Sale

### Property Features

- 2-bed end-of-terrace property
- Ideal investment / first time buyer
- Quiet residential area, a short walk to local conveniences and schools
- Rear courtyard garden. Ample on-street parking to fore and side.

### Property Summary

An opportunity to purchase this end terrace property ideal investment opportunity or perfect for first time buyers. The property offers convenient access to nearby schools, local shops, takeaway restaurants, pubs, parks, and churches. It also offers nearby easy road links to Burry Port and Swansea.



## Full Details

### Overview

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### Ground Floor

#### Kitchen

4m x 2.87m (13' 1" x 9' 5")

Window to the front, tile flooring, base and wall units with worksurface over, stainless steel sink and drainer unit, plumbing for washing machine, integrated over, gas hob and extractor fan.

#### Hall

Tiled flooring, leading to rear porch and the downstairs toilet.

#### Bathroom

4.08m x 1.95m (13' 5" x 6' 5")

Panelled bath, shower, WHB, tiled flooring and window to the rear.

#### Living Room

6.28m x 5.97m (20' 7" x 19' 7")

Feature fire surround, carpet flooring and staircase leading to the first floor.

### First Floor

#### Bedroom 1

3.52m x 2.83m (11' 7" x 9' 3")

Carpet flooring and window to the rear.

#### Bedroom 2

3.54m x 3.34m (11' 7" x 10' 11")

Carpet flooring and window to the front.



## Externally

### Grounds

To the rear is an enclosed and low maintenance garden with a patio area and a shed.

### Further Information

#### Tenure

We understand the property is held on a freehold basis with vacant possession upon completion. The property is offered For Sale with no forward chain.

#### Services

We understand the property benefits from all main services to include water, electricity and drainage. None of these services have been tested.

### Energy Performance Certificate

EPC Rating D (62).

### Council Tax Band

We understand that the Carmarthen County Council Tax Band is B - approx £1,592.91 for 2024/2025.

### Wayleaves, Easements and Rights of Way

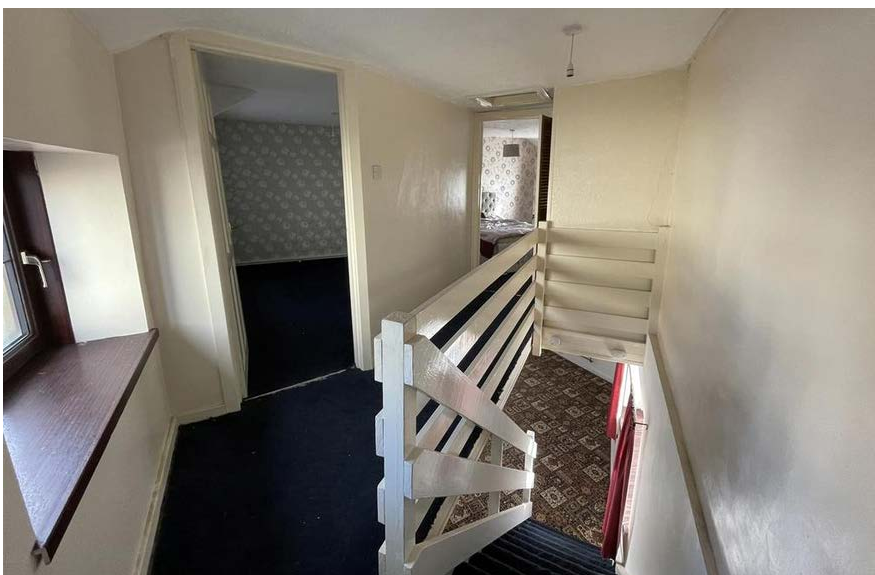
The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

### Planning

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

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE.





## Viewing

Strict by appointment with the Vendors Sole Agents  
 Rees Richards and Partners.

Please contact Carmarthen Office for further  
 information:

12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

