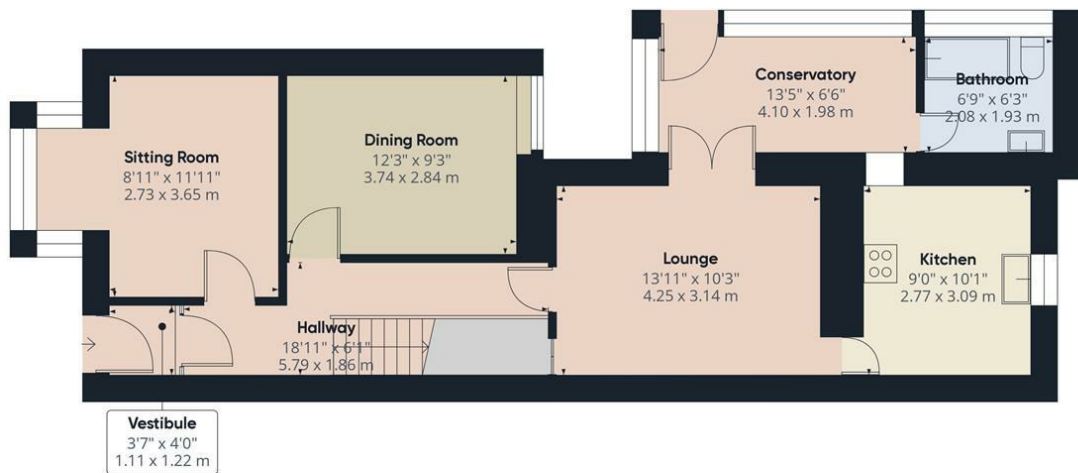




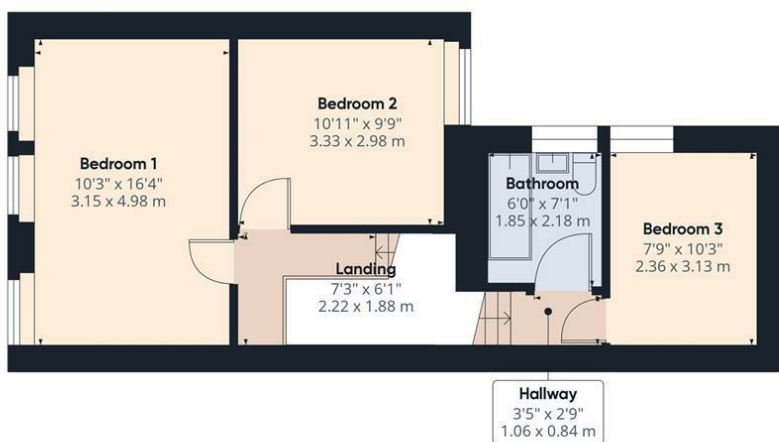
Approximate total area⁽¹⁾
1193.82 ft²
110.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2

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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take-on AKF/SC/0125/draft

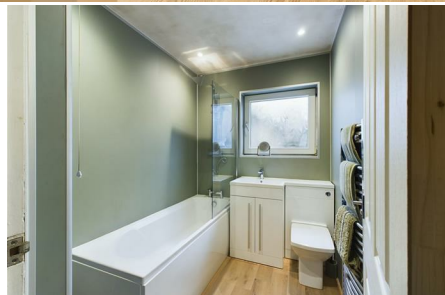
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

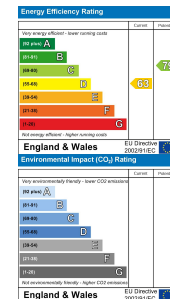
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



2 Frondeg Terrace, Llanelli, Carmarthenshire, SA15 1PZ

- Traditional Terraced Property
- Three Bedrooms
- Conservatory
- Rear Courtyard Garden
- No Onward Chain
- Three Reception Rooms
- Upstairs & Downstairs Bathroom
- Traditional & Spacious
- Convenient Location for schools and shops
- EPC RATING D. COUNCIL TAX BAND C.



No Onward Chain £159,950



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

The Agent that goes the Extra Mile





Traditional and well presented, this home boasts as many reception rooms as bedrooms and is situated on Frondeg Terrace, on the edge of Llanelli town centre. It sits proudly on the street and is well-known for its excellent location for schools, closeness to the town centre, and the popular retail parks of Llanelli. This is an ideal family home with enough room for everyone. Don't delay; call today to arrange a viewing on 01554 759655. EPC RATING D.

The accommodation comprises a vestibule, Hallway, Lounge, Dining Room, Sitting Room, Conservatory, Downstairs Bathroom, Kitchen, Upstairs Bathroom, and Three Double Bedrooms. Externally, there is a garden to the rear, comprising a patio, raised bank with flower planters, and an Outbuilding.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year—accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town centre and Llanelli Beach, where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. The main gas, water, electric, and sewerage are connected. Council tax band C. There are covenants and easements on the title. We are awaiting a copy of the land registry title from the vendor. A side gate gives access to and a right of way over 2A Frondeg Terrace. This allows access to and from the main road; the vendor has confirmed he has not exercised this right for a long time. On-street parking, there are double-yellow lines outside the property. Situated opposite a hairdresser. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (900 Mbps), Mobile

availability-Mobile phone coverage available for O2, Three and Vodafone, limited phone coverage for EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

VESTIBULE

HALLWAY

SITTING ROOM

DINING ROOM

LOUNGE

CONSERVATORY

BATHROOM

KITCHEN

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

At the office head towards Asda, making your way towards the Eastern Gate roundabout, at this roundabout take the third turning off and follow the road to the next roundabout. At this roundabout take the second turning off and follow the road passing the cemetery on your left, continue to follow onto "Frondeg Terrace", the property is situated the second one in on the left.

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