Floor 1 Building 1

Floor 2 Building 1

Floor 1 Building 2

Approximate total area(1)

1317 ft²

122.5 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on JHL/SC/0426/draft

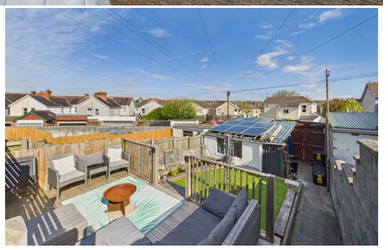
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

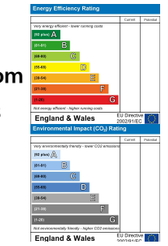
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



5 College Hill, Llanelli, Carmarthenshire, SA15 1EL

- Traditional, Mid-terraced Property
- Two Reception Rooms
- Tiered Rear Garden with Garage
- Ideal Family Home
- EPC RATING TBC. COUNCIL TAX BAND D.
- Four Bedrooms
- Downstairs Shower-room & Upstairs Bathroom
- Very Close to Llanelli Town Centre & Schools
- One to View!



£225,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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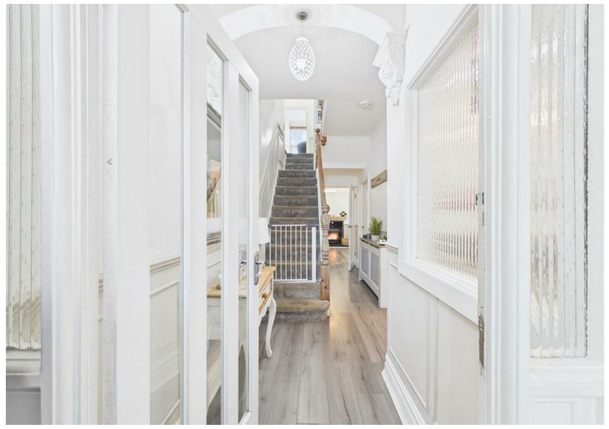
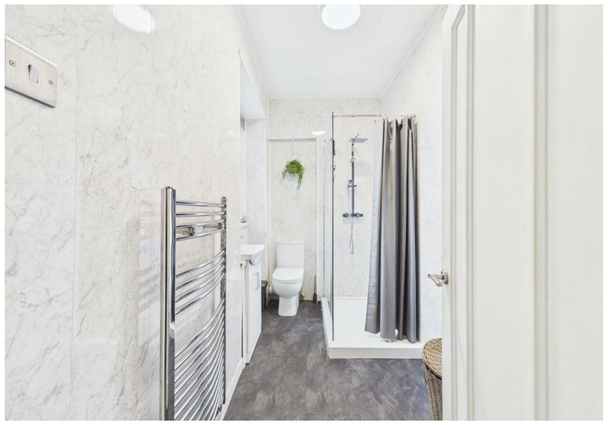
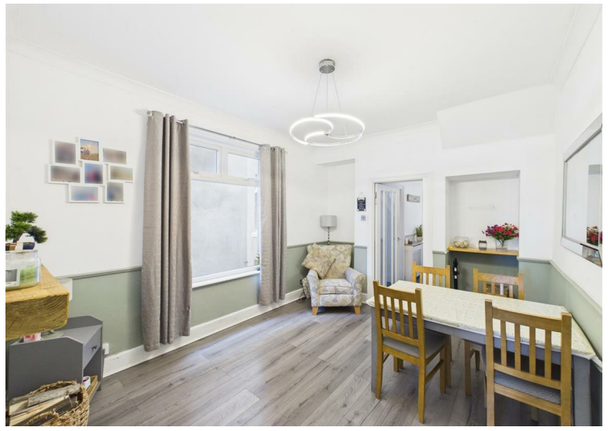
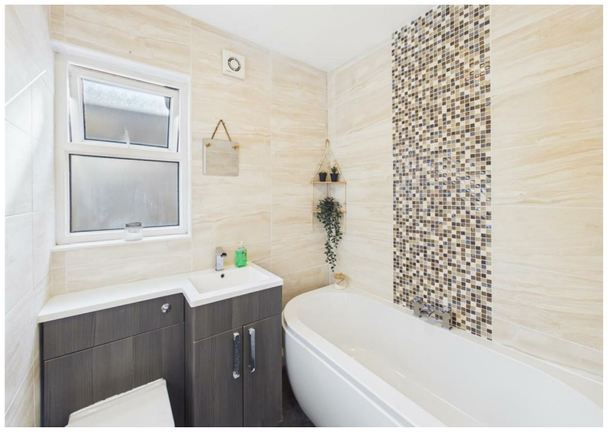
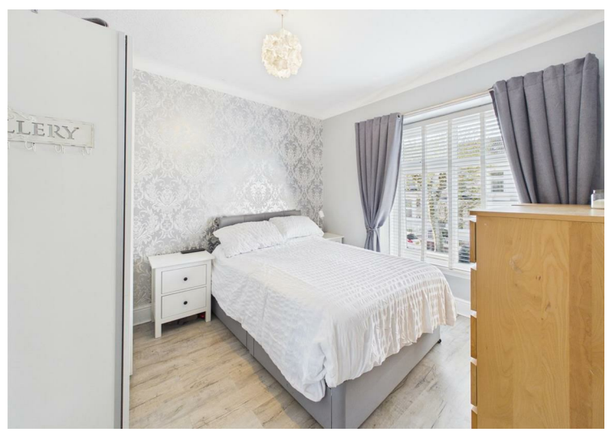
The Agent that goes the Extra Mile











Situated a few doors in from the start of College Hill, Llanelli, this delightful mid-terrace house offers a perfect blend of character and modern living. Two reception rooms both with log-burners, downstairs cloakroom and upstairs bathroom, and being so close to the town center as well as the local schools, making this property a great example of a family home. A viewing is highly recommended for you to see and appreciate what's behind the door of number 5 College Hill, call today on 01554 759655. EPC RATING TBC. COUNCIL TAX BAND D.

Accommodation comprises : Vestibule, hallway, lounge, sitting/dining room, shower-room, kitchen, landing, bathroom, and three bedrooms. To the front is an enclosed frontage laid with a small area of astro-lawn. To the rear, an enclosed tiered garden with a mixture of patio area, raised decked area and an area laid with astro lawn and pond feature. Secure gated access to the rear lane and a garage with an electric up-and-over door and EV charging port for a car.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and landscape around the town have been regenerated as part of the Millennium Coastal Park project. Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course, and the Festival Fields.

..AGENTS VIEWING NOTES

*** KEY INFORMATION ***
Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band D. On-street parking and garage to the rear. The garage has an electric up-and-over door and also an electric charging point for a car. There are leased solar-panels on the roof, lease is for 25 years and 3 months from 12/09/2011, we have details on file. The solar panels on the garage roof have not been connected and not in use. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (10,000 Mpbs), Mobile availability-full mobile coverage for Vodaphone, Three and O2, 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

LOUNGE

SHOWER ROOM

SITTING/DINING ROOM

KITCHEN

REAR PORCH

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE

DIRECTIONS

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