Floor 1 Building 1

Floor 2 Building 1

Floor 3 Building 1

Floor 1 Building 2

Approximate total area(1)

1288 ft²

119.7 m²

Reduced headroom

50 ft²

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

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

TAKE ON AJS/SC/0925/OK

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,

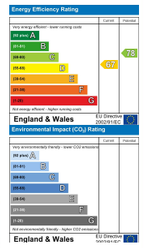
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

19 Penallt Terrace, Llanelli, Carmarthenshire, SA15 1HE

- **Traditional, Mid-terraced Property**
- **Three Bedrooms & Loft Room**
- **Low-maintenance Rear Garden**
- **Close To Local Schools, Town Centre & Popular Retail Parks**
- **EPC RATING D. COUNCIL TAX BAND B**
- **Chain Free!**
- **Downstairs Bathroom**
- **On-street Parking & Garage To The Rear**
- **Ideal F.T.B**



£153,000

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

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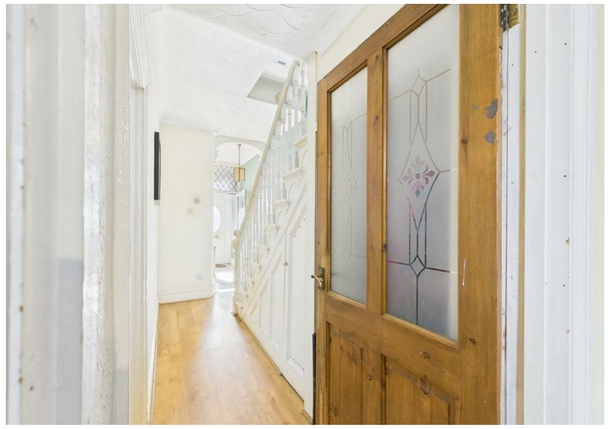
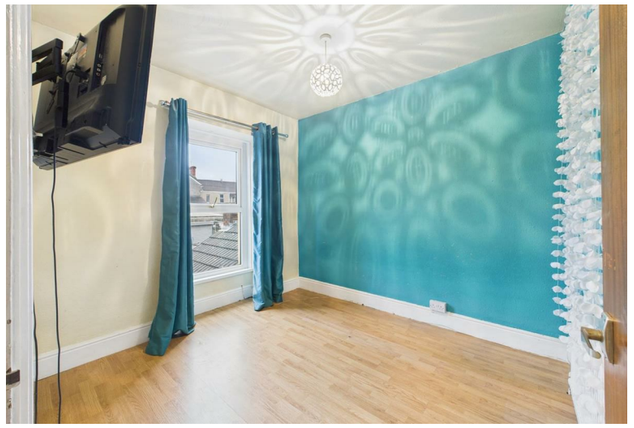
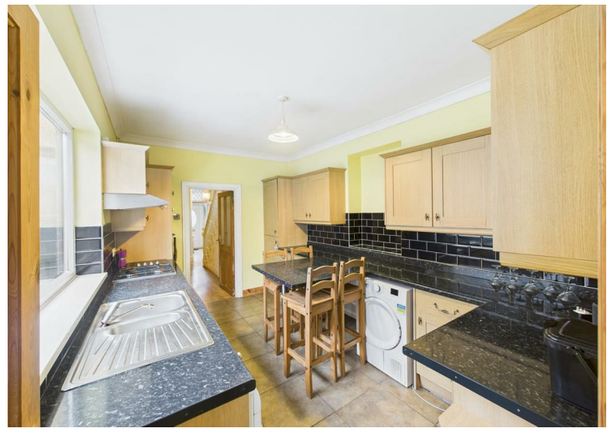
The Agent that goes the Extra Mile



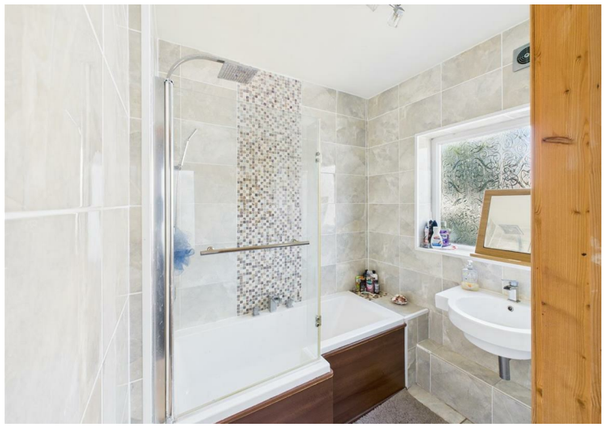


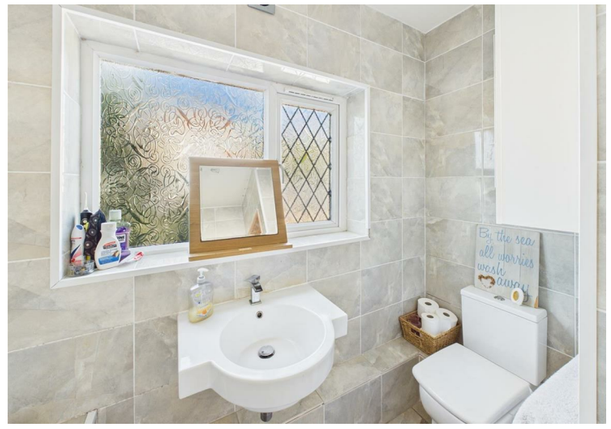


*** CHAIN-FREE! *** Situated on a quiet residential street not far from the town center of Llanelli we have this well-presented, three bedroom, traditional, mid-terrace property for sale waiting for it's next lucky purchaser to walk through the door! Boasting light airy rooms, high ceilings and an added bonus of a loft room is found hidden behind the door of number 19 Penallt Terrace, an ideal property to put your own stamp on and located very close to local schools, Llanelli town center and the popular retail parks of Pemberton and Trostre.

Accommodation comprises : Vestibule, hallway, dining room area into lounge area, kitchen/breakfast room, rear hallway, bathroom, landing, three bedrooms and loft room. Externally to the rear a low maintenance garden with a mixture of decking and decorative chippings, rear garage (needs attention to the up-and-over door) and pedestrian gated access to the rear lane.

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-know 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 center and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels





..AGENTS VIEWING NOTES

VESTIBULE

HALLWAY

LOUNGE AREA

DINING ROOM AREA

KITCHEN/BREAKFAST ROOM

REAR HALLWAY

BATHROOM

LANDING

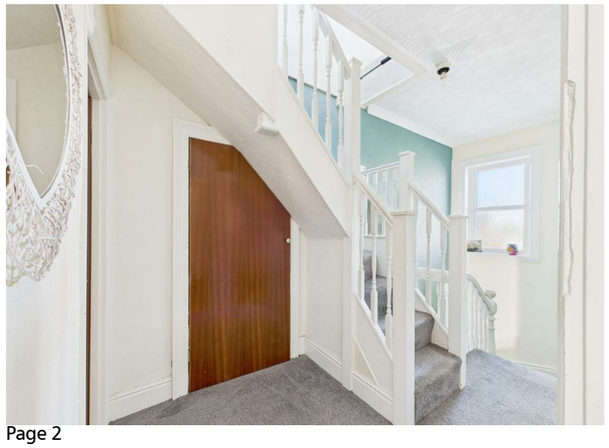
BEDROOM 1

BEDROOM 2

BEDROOM 3

ATTIC ROOM

GARAGE



DIRECTIONS

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