Approximate total area(1)

1217 ft²

113.1 m²

(1) Excluding balconies and terraces

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

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

Take-on AKF/SC/1125/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,

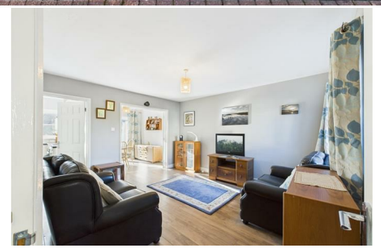
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

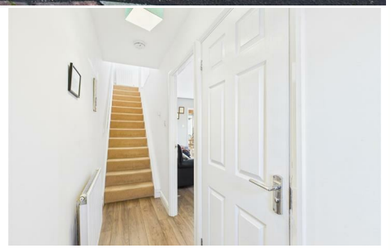
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

WEST WALES PROPERTIES .CO.UK

01554 759655
www.westwalesproperties.co.uk

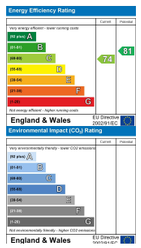
WEST WALES FINEST PROPERTIES





20 The Mariners, Llanelli, SA15 2PH

- Traditionally Built, Detached Property
- Cloakroom, Bathroom & En-suite Shower-room
- South-facing Rear Garden
- Popular Residential Estate Close to the Coast
- Four Bedrooms
- Off-road Parking & Integral Garage
- Chain-free!
- EPC RATING C. COUNCIL TAX BAND E.



£295,000

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

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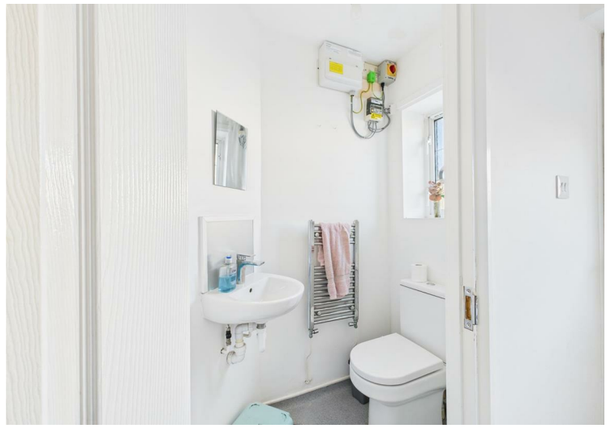
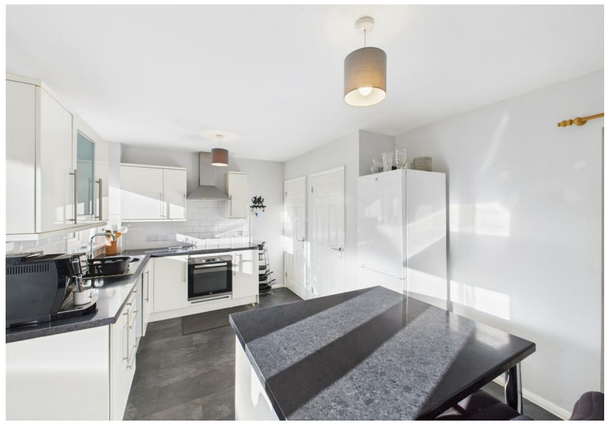
The Property Ombudsman

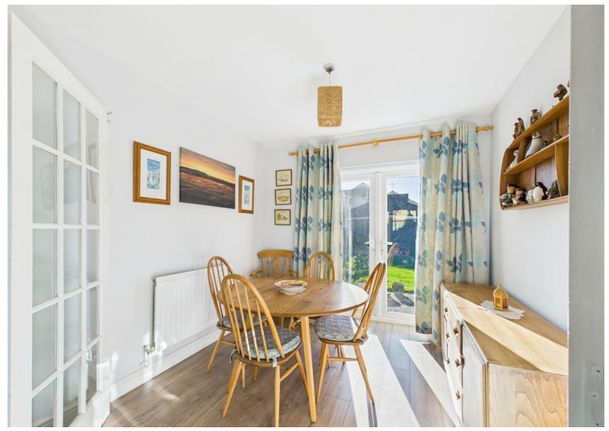
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

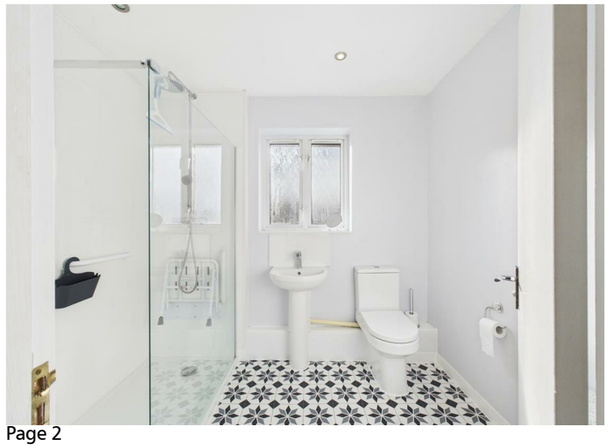
The Agent that goes the Extra Mile

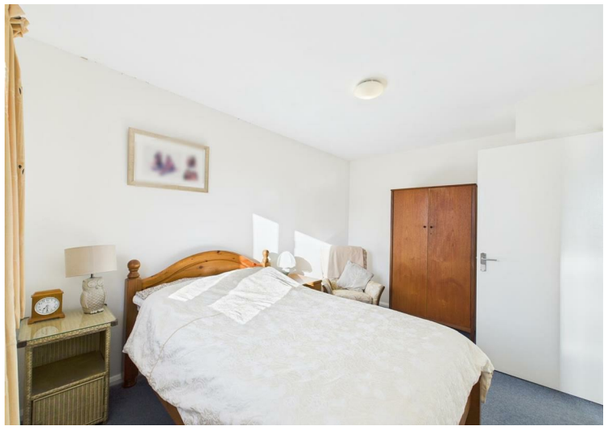
Celebrating 30 Years of Business











Wanting a property close to the coast, the clue is in the name.....Situated in a quiet cul-de-sac off the main very popular residential estate of "The Mariners" we have for sale this traditionally built, detached property, CHAIN FREE and ready for occupancy. This property offers a pleasing flow internally with the added bonus of having a south-facing rear garden, and what gives it an even bigger bonus is the location being so close to our beautiful beach. Call us today on 01554 759655 to arrange your viewing today. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, cloakroom, lounge through to dining room, kitchen/breakfast room with large island, integral garage, landing, bathroom, four bedrooms-master with en-suite shower room. Externally, open aspect frontage with driveway offering off-road parking for a vehicle that leads to the integral garage, gated pedestrian access to the side into the rear garden. To the rear, a south-facing garden that offers you a patio area, the remainder laid to lawn and a steel shed.

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. Mains water, electric, gas and sewerage connected—council tax band E. There are covenants and easements on the title; we have a copy on file where it states that these are filed on the original title. Solar panels are leased, 26.04.2012-25 years from and including 26/04/2012 ,we have the lease on file. For this location, according to Ofcom, the following information is available: Broadband availability —up to Ultrafast (1800 Mbps); Mobile availability— all mobile phone networks are variable. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

CLOAKROOM

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST ROOM

INTEGRAL GARAGE

LANDING

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

DIRECTIONS

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