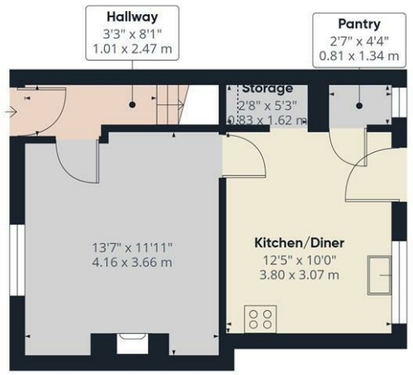


Floor 1



Floor 3

Approximate total area(1)

677 ft²
62.8 m²

Reduced headroom

2 ft²
0.2 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 'B'

WHAT3WORDS///acting.skips.gives

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

Take on AJS/SC/1026/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,

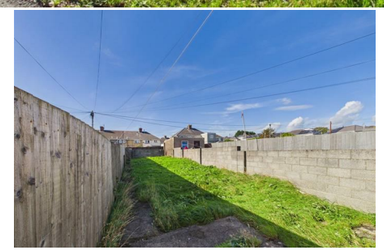
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

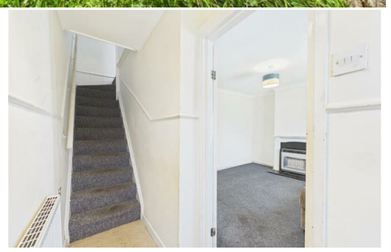
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



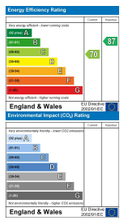






12 Martin Road, Llanelli, SA15 1PT

- **Traditional Mid-terrace Ex-local Authority Property**
- **Ideal Starter Home That Could Do With A General Uplift Internally**
- **On-street Parking With Potential Already In Place for Drive-way To Front**
- **Close to Local Schools, Llanelli Town Center & The Popular Trostre Retail Park**
- **Three Bedrooms**
- **Rear Enclosed Good-Sized Garden**
- **Chain-free!**
- **EPC RATING C. COUNCIL TAX BAND B.**



Chain Free £119,950

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



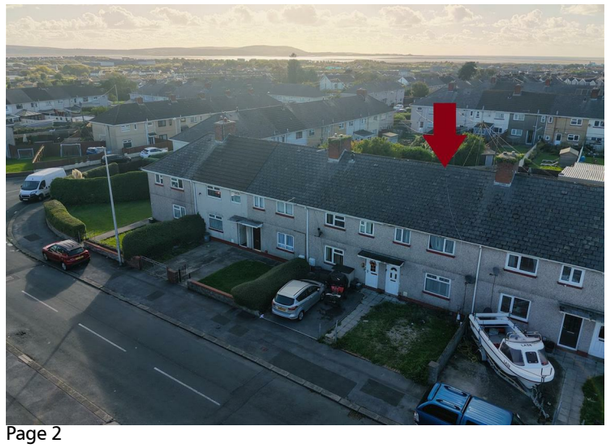












Situated in an established residential estate, we have for sale this traditionally built, ex-local authority, terraced property on the outskirts of Llanelli. A popular area due to the close proximity of local schools, easy access to both Llanelli Town Center and also the popular retail parks of Trostre and Pemberton a bonus of being chain free, could this be the home for you? An ideal starter home to get you on the housing ladder or investment property, just needing some TLC to make it a happy home! EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge, kitchen/diner, pantry, understairs storage cupboard, landing, three bedrooms and bathroom, An open-aspect frontage which has been used for off-road parking in the past. To the rear, an good-sized enclosed garden mainly laid to lawn with a small patio area and pedestrian access to a rear lane.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen regeneration of the docks and surrounding landscape 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, ex-local authority property. Mains water, gas, electric and sewerage connected. Council tax band B. There are covenants and easements on the title; we have a copy on file. Shared footpath to the front of of the property. Driveway to the front offering off-road parking, awaiting confirmation from vendor that right-of-way has been granted. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (10,000 Mbps); Mobile availability—full mobile phone coverage for O2, variable mobile phone coverage for Three, EE and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.
WHAT3WORDS///acting.skips.gives

HALLWAY

LOUNGE

KITCHEN/DINER

UNDERSTAIRS STORAGE CUPBOARD

PANTRY

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS



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