

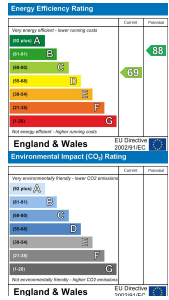


## 35 Langland Road, Tyshia, Llanelli, Carmarthenshire, SA15 1BR

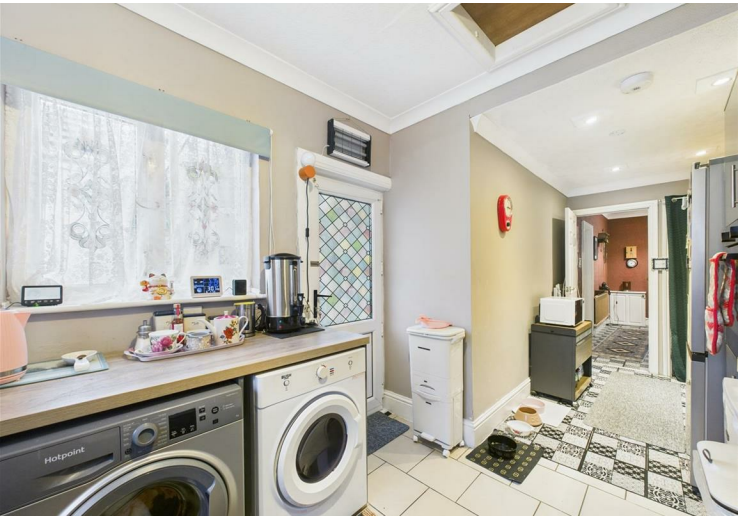
- Mid-terrace, Traditional, Property
- Upstairs Bathroom
- Enclosed Rear Garden
- Three Bedrooms
- Kitche Fitted in 2024 by Wren
- Quiet No-through-road & Situated Close to The Train Station
- Ideal Investment/F.T.B
- EPC RATING C. COUNCIL TAX BAND B.

Offers In Excess Of £130,000

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







Situated on Langland Road, a no-through road on the edge of town, we have for sale this traditional, three bedroom property ready to welcome you all! A good buy for a family or your first purchase this property is conveniently located to get to the retail parks of Trostre and Pemberton, Llanelli town centre, the new an modern "Penrhos" primary school and the train station for commuting links. We highly recommend arranging a viewing just to see what's behind the door of number 35 Langland Road. EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises of : Hallway, lounge/diner, kitchen/diner-kitchen was fitted by Wren in 2024, upstairs bathroom and three bedrooms. Externally, enclosed low-maintenance frontage and to the rear, an enclosed garden with patio and steps leading up to the remainder of the garden which is laid to lawn and pedestrian access to rear lane access.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen a regeneration of the docks and landscape around the town, as part of the Millennium Coastal Park project. Now 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 B. On-street parking only. There are easements on the title and we have a copy on file for request. Steps leading up to the garden. The main railway line runs adjacent to the street. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (10,000 Mbps), Mobile availability- full mobile coverage for EE, Vodafone Three, limited phone coverage for O2 Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

### HALLWAY

### LOUNGE/DINER

### KITCHEN/DINER

### FIRST FLOOR-LANDING

### BATHROOM

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3



### DIRECTIONS

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.