



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 AKF/SC/1025/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



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

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

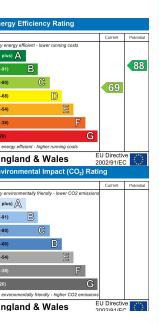
Offers In Excess Of £130,000

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The Agent that goes the Extra Mile





..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 in our TV channel to view our location videos about the area.