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 'D'

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

TAKE ON AKF/SC/0725/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

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01554 759655
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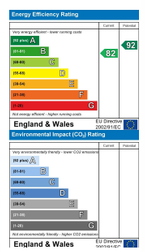
WEST WALES FINEST PROPERTIES

42 Stryd Y Maswr, Parc Y Strade Estate, Llanelli, Carmarthenshire, SA15 4DZ

- **Traditionally Built, Semi-detached Townhouse**
- **Cloakroom, Bathroom & En-suite**
- **Sought After Estate Location**
- **EPC RATING B . COUNCIL TAX BAND D.**
- **Three Bedrooms**
- **Driveway & Detached Garage**
- **Great Location for Schools, Beach & Sandy Water Park!**



£210,000

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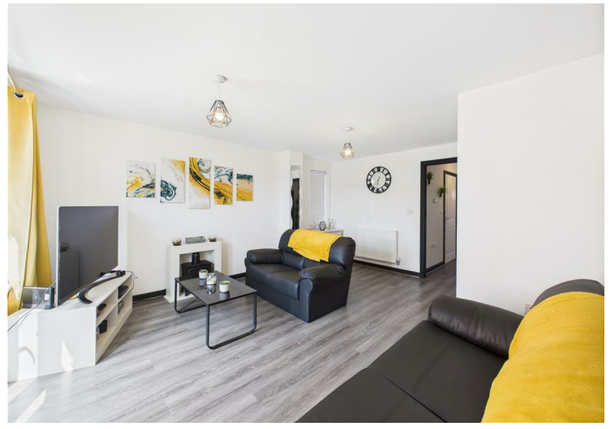

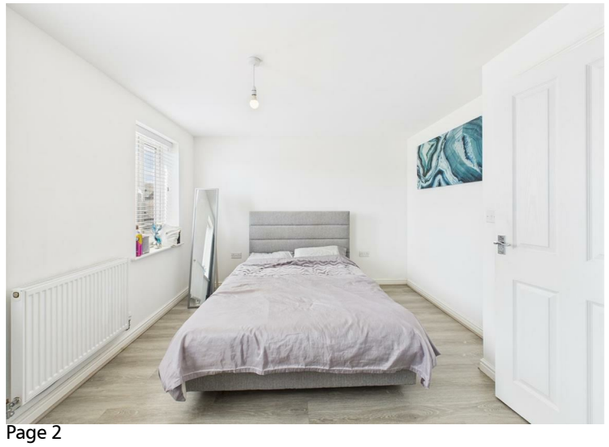

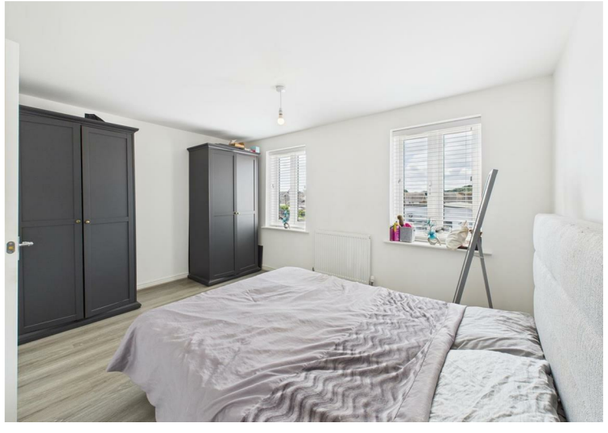

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Situated in the popular and modern Parc Y Stradey estate we have this three bedroom, traditionally built, semi-detached town house for sale. This well-presented property is situated in a more private part of Stryd Y Maswr where you're not so overlooked and tucked away making it a big bonus! If you're looking for a modern property, close to the coast and in the catchment areas of popular local schools and college with excellent public transport links, then perhaps this new-build could be the one for you. Call today on 01554 759655. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, cloakroom, kitchen, lounge/diner, landing, bathroom, bedrooms 2 and three, second landing with master bedroom and en-suite shower room. Externally, to the front an enclosed small frontage. Driveway to the side that leads to a detached garage and secure gated pedestrian access into the rear garden. Rear enclosed garden

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

HALLWAY

CLOAKROOM

KITCHEN

LOUNGE/DINER

STORAGE CUPBOARD

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM

DIRECTIONS

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

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