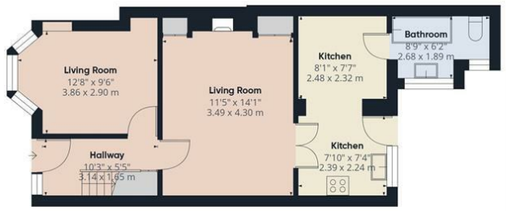


Floor 1 Building 1

Floor 2 Building 1

Floor 1 Building 2

Approximate total area(1)

1021 ft²

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

what3words///foal.codes.comet

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

Take on AJS/SC/0726/OK

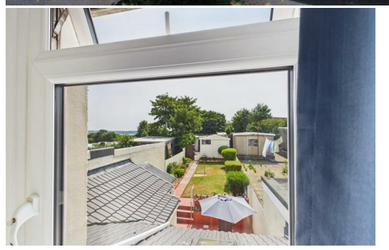
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

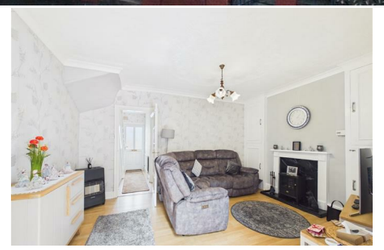
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

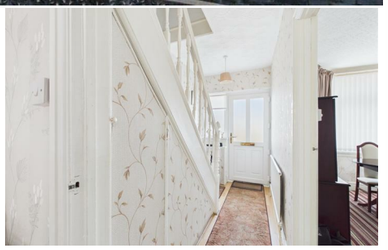
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

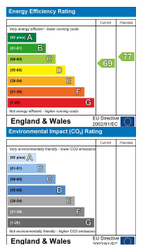






32 Coronation Road, Llanelli, SA15 1PE

- Traditional, Terraced Property
- Two Reception Rooms
- Detached Garage To The Rear
- Ideal Starter Home
- Three Bedrooms
- South-facing Rear Enclosed Garden
- Close To Llanelli Town Centre , Trostre Retail Parks & Schools
- EPC RATING C. COUNCIL TAX BAND C.

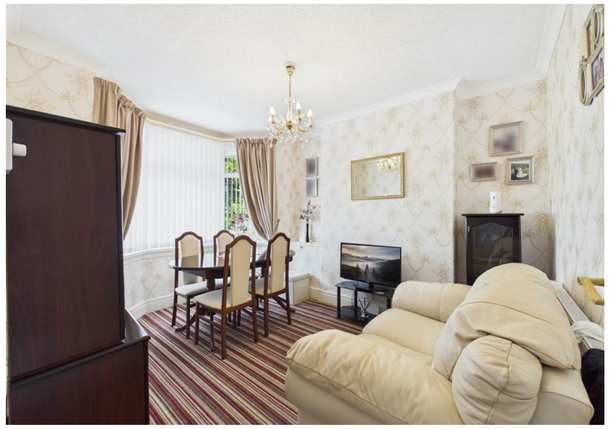


Price £165,000

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

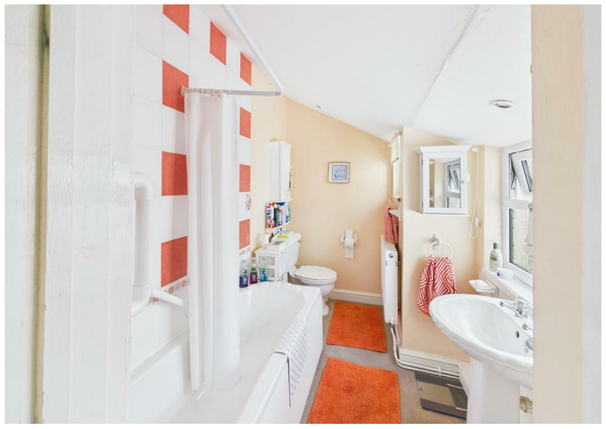
The Agent that goes the Extra Mile

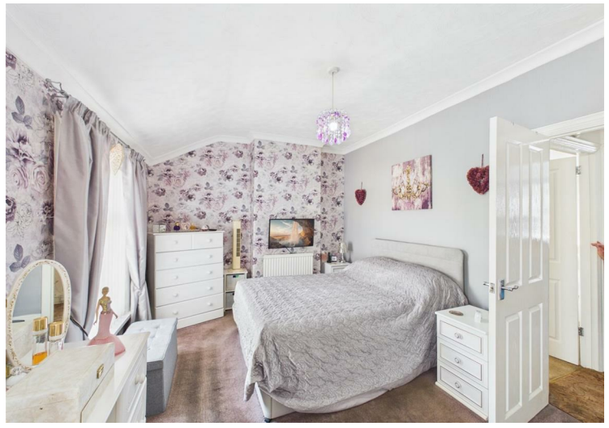


Situated on a quiet street not far from Trostre retail park and Llanelli town center we have this traditional, terraced home for sale which boasts a well-presented south-facing rear garden with detached garage. This property has been a well-loved home for over 20 years and is looking for the next owner to love it as much as the current owners have done, offering two reception rooms, downstairs bathroom and three bedrooms this property is an ideal starter home or someone maybe looking to downsize. Get your viewing booked in with us today on 01554 759655. EPC RATING C.COUNCIL TAX BAND C.

Accommodation comprises : Hallway, sitting/dining room, lounge, kitchen, bathroom, landing and three bedrooms. Externally, enclosed low-maintenance frontage. To the rear an enclosed south-facing garden with patio area, outbuilding which houses a tumble-dryer,steps leading up to the remainder of the garden which is laid to lawn with shrub borders, detached garage and secure gated 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. Mains gas, water, electricity, and sewerage are connected. Council tax band C. On-street parking to the front and detached garage to the rear, the garage has an asbestos roof. A few steps leading up to an elevated garden which has gated pedestrian access to a rear lane. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability-full mobile coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. what3words///foal.codes.comet

HALLWAY

SITTING/DINING ROOM

LOUNGE

KITCHEN

BATHROOM

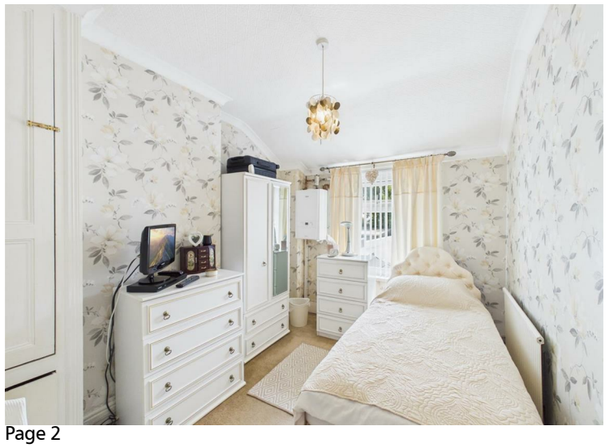
LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

GARAGE



DIRECTIONS

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