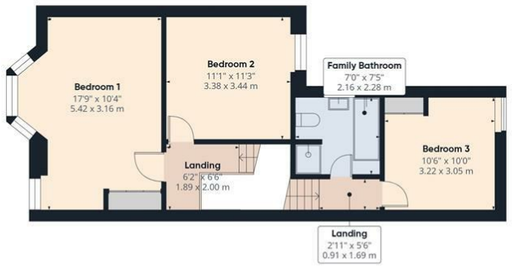
**Floor 1** Building 1




**Floor 2** Building 1

**Approximate total area**(1)

1306 ft²
121.4 m²

**Balconies and terraces**

203 ft²
18.9 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

e 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 water, gas, electric 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 JHL/SC/0226/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*

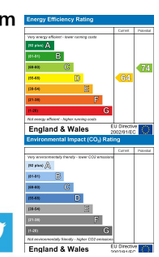
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655



01554 759655
www.westwalesproperties.co.uk

## 75 Queen Victoria Road, Llanelli, SA15 2TR

- **Mid-terrace, Traditional Property**
- **Three Double Bedrooms**
- **South-easterly Rear Courtyard Patio Garden With Garage**
- **Immaculately Presented Through-out**
- **Viewing Is A Must!**
- **Three Reception Rooms**
- **Downstairs Cloakroom & Upstairs Family Bathroom**
- **Chain Free**
- **Fantastic Family Home Close To The Beach**
- **EPC RATING D. COUNCIL TAX BAND D.**

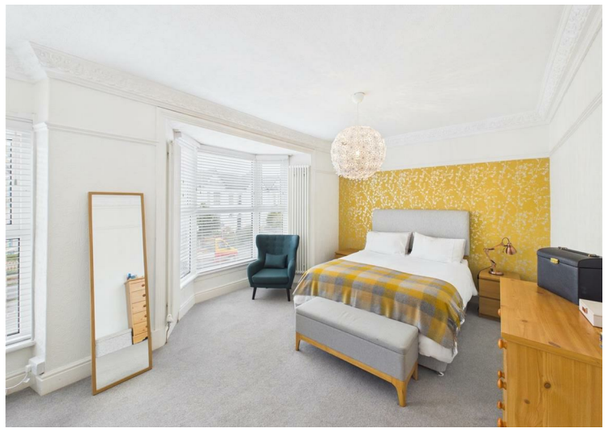


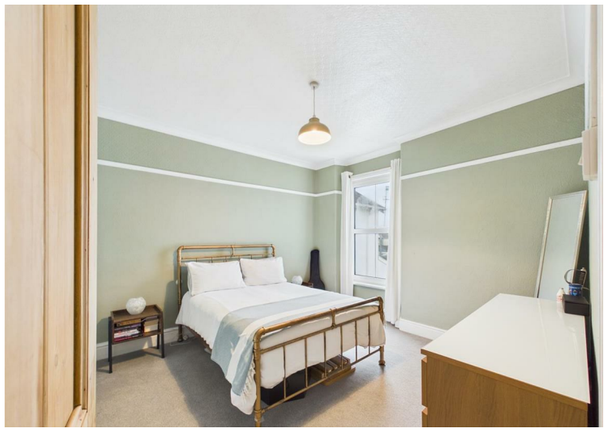

## £250,000

*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 one of Llanelli's most desirable streets where you get to the beach or the town center, we have for sale this traditional mid-terrace property which offers a perfect blend of character and modern living. Boasting two reception rooms, downstairs cloakroom and an upstairs family bathroom, ample space for both relaxation and entertaining, providing plenty of room for the whole family. Chain-free and ready to welcome all you lucky buyers so call us today on 01554 759655 and see what's waiting for you behind 75 Queen Victoria Road. EPC RATING TBC. COUNCIL TAX BAND D.

Accommodation comprises: Vestibule, hallway, lounge, sitting room, dining room, contemporary kitchen, utility room, cloakroom, split-level landing, family bathroom and three double bedrooms. Externally, to the front an enclosed paved forecourt. To the rear an L-shaped paved courtyard which leads to a good-size garage with electric door and pedestrian access to the rear lane.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and surrounding landscape have been regenerated as part of the Millennium Coastal Park project. Llanelli is known for its wildlife havens, including the National Wetlands Centre and Sandy Water Park, Millennium Quays, the Discovery Centre, the Machynys Championship Golf Course, and the Festival Fields.

..AGENTS VIEWING NOTES

VESTIBULE

HALLWAY

LOUNGE

SITTING ROOM

DINING ROOM

KITCHEN

UTILITY ROOM

CLOAKROOM

SPLIT-LEVEL LANDING

FAMILY BATHROOM

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.