



Floor 1



Floor 2



Approximate total area⁽¹⁾
782 ft²
72.6 m²

Reduced headroom
12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

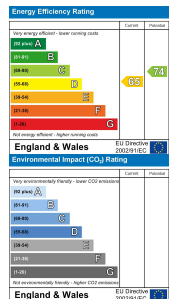


14 Gower View, Llanelli, Carmarthenshire, SA15 3SN

- Traditional, Semi-detached House
- Driveway, Carport & Detached Garage
- Updating Required Externally & Internally
- Quiet Street Close To Local Primary Schools, Amenities & Short Drive To the M4
- Ideal For First Time Buyers
- Three Bedrooms
- Front & South-facing Rear Garden
- Views From the Rear Elevation
- Chain-free!
- EPC RATING C. COUNCIL TAX BAND C.

£175,000

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



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The Agent that goes the Extra Mile





Chain-free and ready to view we have for sale this three-bedroom, semi-detached property situated in a popular quiet residential street due to the convenience of the location for schools, shops and M4 links! This property is ideal for the next lucky purchasers wanting to put their own stamp on it as it does require general updating throughout at your own pace. Another added bonus is the south-facing rear garden and an elevated panoramic view which spreads to the coast. Call today to arrange your viewing on 01554 759655! EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, lounge/diner, kitchen, landing, shower room and three bedrooms. Externally, to the front an open-aspect frontage laid with decorative chippings, driveway to the side which leads to an enclosed car-port area and to the rear garden. An enclosed south-facing rear garden which has become overgrown with a concrete constructed garage.

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 (meter fitted), electricity, and sewerage are connected. Council tax band C. The property internally and externally requires updating. Asbestos roof on Garage. The vendor has informed us that there is Japanese Knotweed located in the scrub land behind the rear garden boundary, and has confirmed that there is no Japanese Knotweed located in the rear garden. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability-full mobile coverage for Three and O2, variable mobile phone coverage for EE and Vodaphone. Based on the information currently available to the

Coal Authority, a mining report is recommended for this property. what3words///counts.shelf.trials

BEDROOM 2

BEDROOM 3

HALLWAY

LOUNGE AREA

DINING ROOM AREA

KITCHEN

LANDING

SHOWER ROOM

BEDROOM 1



DIRECTIONS

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