

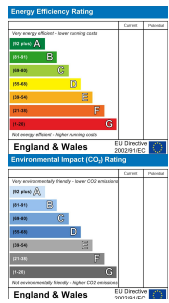


46 Elgin Road, Pwll, Llanelli, SA15 4AE

- Detached Traditionally Built House
- Views Of Our Stunning Coastline From The Front Aspect
- Two Reception Rooms & Conservatory
- Manageable Garden Set Over Two Tiers With Large Summerhouse
- EPC RATING TBC. COUNCIL TAX BAND D.
- Chain-Free!
- Three Bedrooms
- Carport, With EV Charger and Driveway
- Well Presented & Ready For A Modern Uplift

Price £299,950

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



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The Agent that goes the Extra Mile





Calling all buyers looking for a home with a view! Sitting proudly on Elgin Road, Pwll, a road that prides itself on some of the best panoramic coastline views, we have for sale this detached, three-bedroom property. Chain-free and ready to view now, this property has been a well-loved family home last 40 years and is now looking for new owners to start a new chapter. Requiring a modern uplift throughout, this property is an ideal home for someone wanting to do just that. Viewing is highly recommended to appreciate the size and location but most of all coastline views the property offers from the front aspect. EPC RATING TBC. COUNCIL TAX BAND D.

Accommodation comprises : Vestibule, hallway, lounge with a large bay window and coastal view, sitting/dining room with large window with a more interrupted coastal view, kitchen, pantry, conservatory, landing, shower-room and three bedrooms- two of which are large doubles and have the coastline views. Externally this property sits on a well-proportioned plot with an open-aspect frontage which is mainly laid to lawn that you can sit outside and enjoy those views. Driveway to the side which leads to a carport and houses an EV Charge. Secure gated pedestrian access to both sides of the property that leads to the rear garden. An enclosed rear garden set over two tiers mainly laid to lawn and a small patio area, utility/outbuilding, outhouse, shed and good-size summerhouse (power and lights connected).

Pwll is a small coastal village, located between Llanelli and Burry Port. The land rises away from the coast providing a view of the Gower Peninsula (Penrhyn Gwyr). The area is also where the The Millennium Coastal Path runs through allowing cyclists to get between Burry Port and Llanelli without the need of Cycling on the congested road during commuting hours.



..AGENTS VIEWING NOTES

VESTIBULE

HALLWAY

LOUNGE

SITTING/DINING ROOM

KITCHEN

PANTRY

CONSERVATORY

LANDING

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

OUTHOUSE

UTILITY/OUTBUILDING

STORAGE OUTBUILDING

SUMMERHOUSE



DIRECTIONS

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