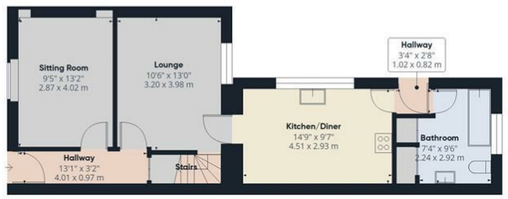
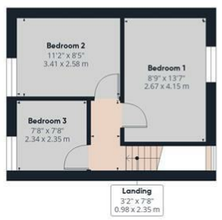


Floor 1 Building 1



Floor 2 Building 1

Floor 1 Building 2

Approximate total area(1)

1084 ft²

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

WHAT3WORDS///think.guitar.models

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

Take-on JHL/SC/0926/OK

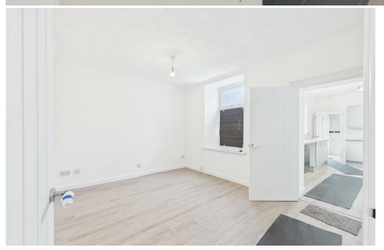
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

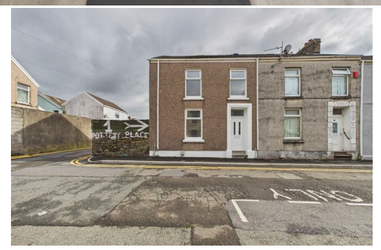
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

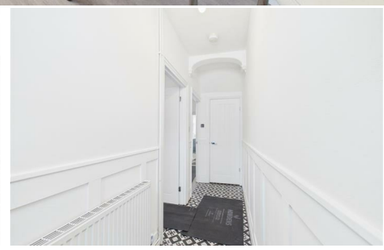
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

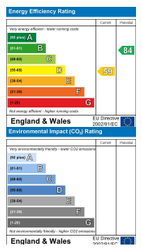






1 Pottery Place, Llanelli, SA15 1ST

- Traditional End Terrace Property
- Two Reception Rooms
- Undergone An Uplift Throughout
- Chain Free
- EPC RATING D. COUNCIL TAX BAND B.
- Three Bedrooms
- Modern Kitchen & Bathroom
- Garage & On-street Permit Parking
- Town Center Location



Chain Free £139,000

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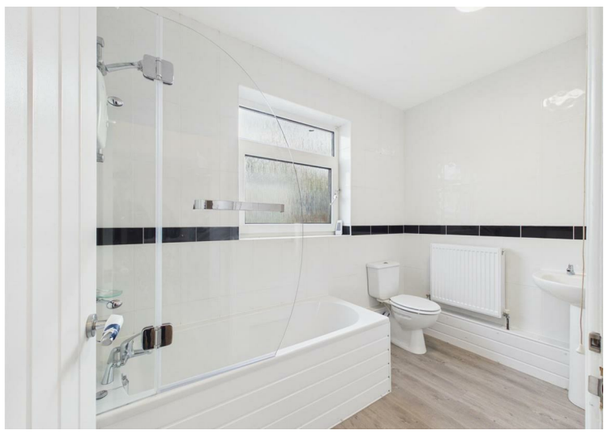
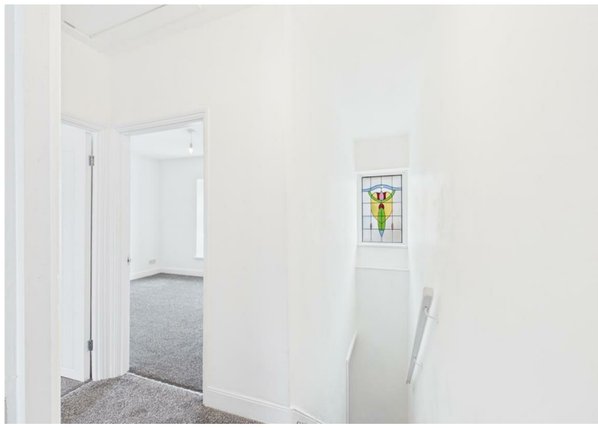
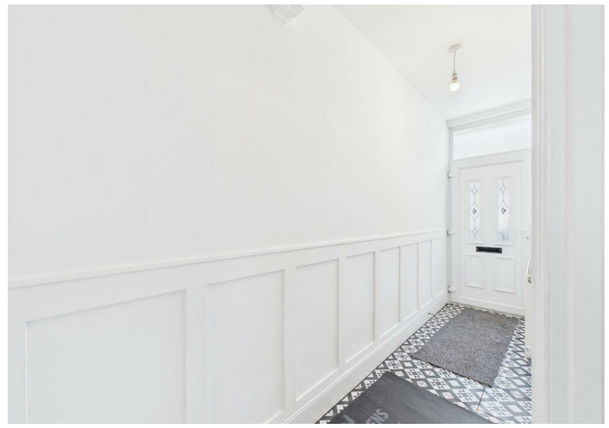
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile







Chain-free and recently having a fresh uplift, we have for sale this three-bedroom, end-of-terrace property on a quiet, well-established street in the heart of Llanelli town centre, hidden away from the hustle and bustle. New carpets, new kitchen, fresh paint work and now all this property is waiting for is the lucky buyer, could this be you? If so, call us today on 01554 759655 to book your appointment. COUNCIL TAX BAND B. EPC RATING D.

Accommodation comprises: Hallway, sitting room, lounge, kitchen/diner, rear hallway, bathroom, landing and three bedrooms. Externally, there is a rear enclosed courtyard-style patio garden with secure gated pedestrian access to the side, and a good-size garage with outhouse.

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

*** KEY INFORMATION *** Traditionally built. Main gas, water, electricity, and sewerage are connected. Chain-free. Council tax band B. On-street parking, plus a rear garage; the garage has an asbestos roof and roller shutter door. Situated in a permit parking area (taken from the Carmarthen County Council website), the following information applies: Maximum 3 permits per household, with a cost per permit; you can apply for a permit through www.carmarthenshirecountycouncil.co.uk. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (10,000 Mbps); Mobile availability—full mobile coverage for EE, O2, and Three; limited mobile phone coverage for Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.
WHAT3WORDS///think.guitar.models

HALLWAY

SITTING ROOM

LOUNGE

KITCHEN/DINER

REAR HALLWAY

BATHROOM

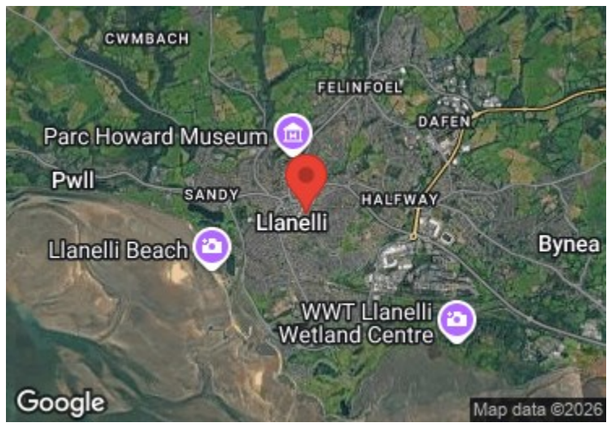
LANDING

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.