



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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/1024/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.

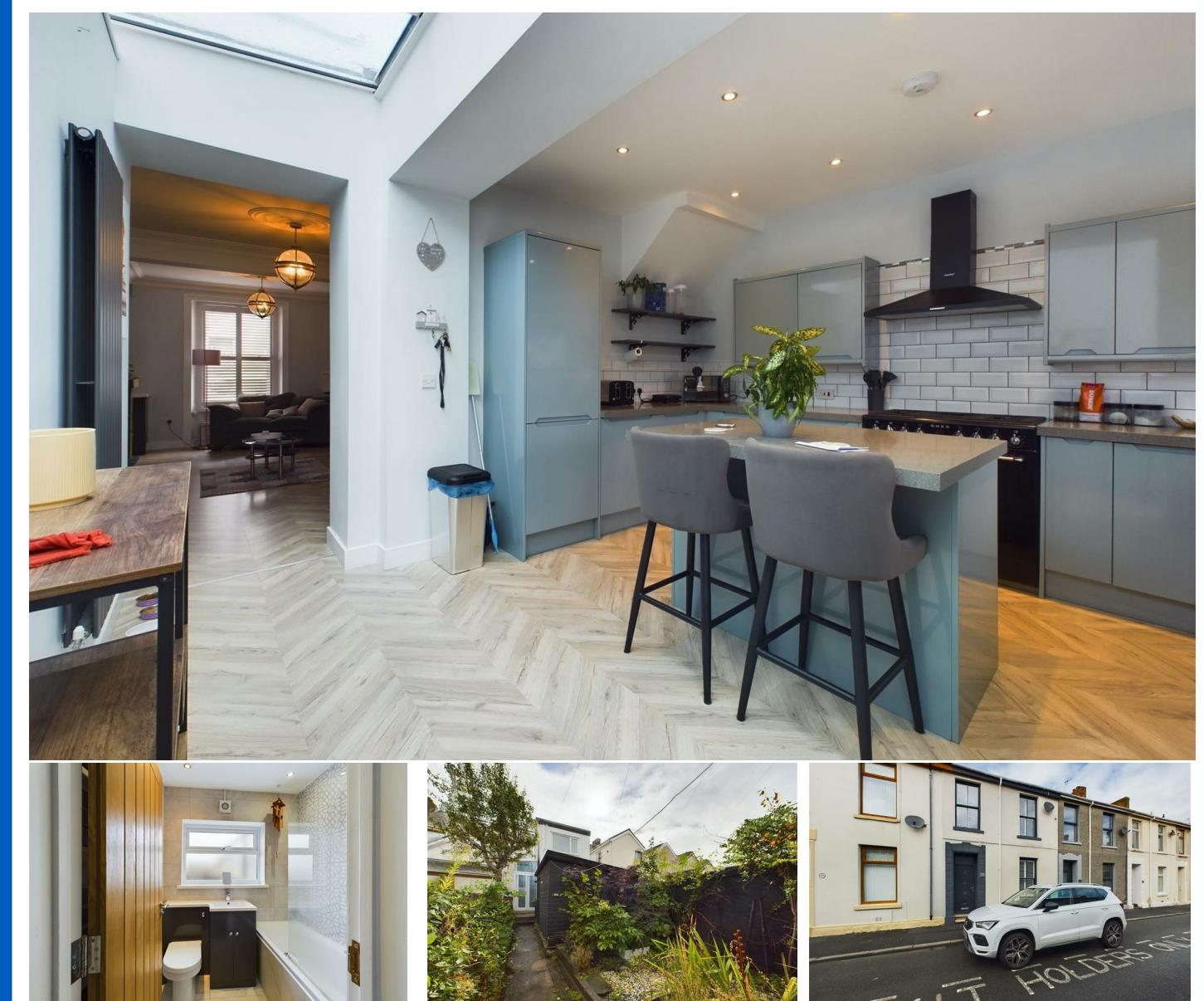
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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



50 Brynmor Road, Llanelli, Carmarthenshire, SA15 2TG

- Traditional Terraced Property
- Five Bedrooms
- Contemporary Kitchen/Breakfast Room
- Close to Town Center & Amenities
- Viewing Highly Recommended
- Modern & Immaculately Presented Throughout
- Downstairs Shower Room & Upstairs Bathroom
- Low-maintenance Enclosed Rear Garden
- Close to The Beach
- EPC RATING E

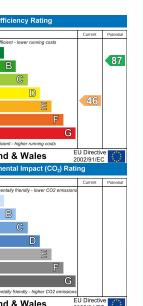
£185,000

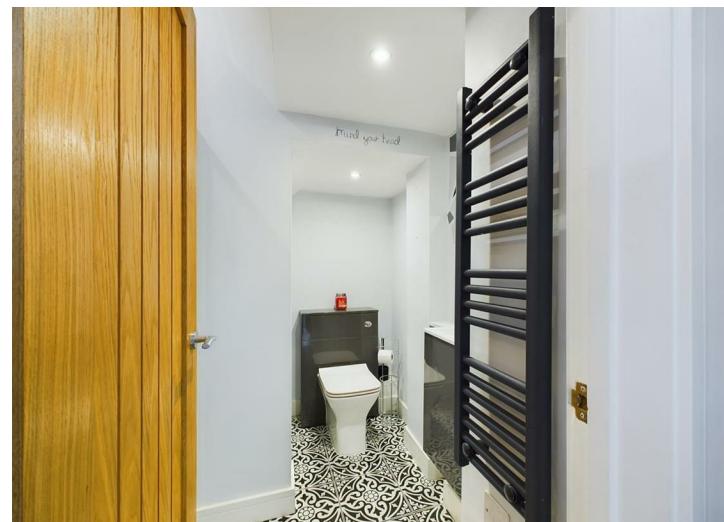
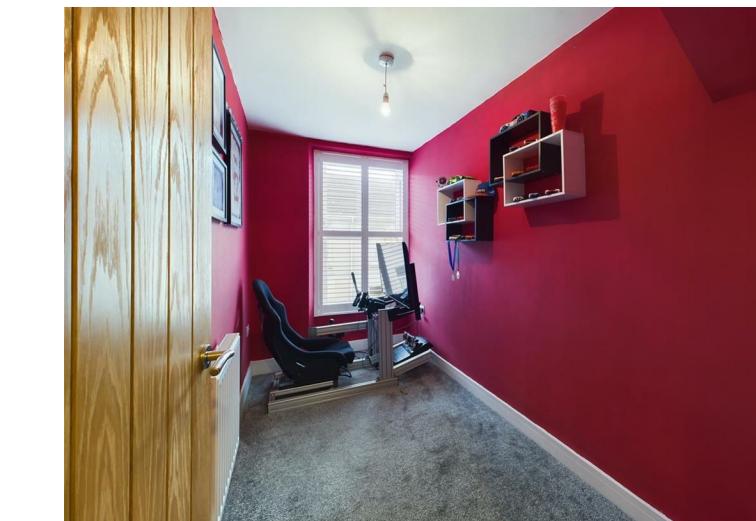
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Situated in a well-established street within walking distance to the town centre, local schools, amenities, and not forgetting the ever-popular beach and docks, we have this spacious, five-bedroom terraced property for sale. Immaculately presented to a high standard and offering a modern, contemporary finish, This property benefits from a downstairs shower room and upstairs bathroom, which many purchasers consider a must. Call today on 01554 759655 to see what's behind the door of 50 Brynmor Road. EPC RATING E.

Accommodation comprises Vestibule, hallway, spacious lounge, downstairs shower room, modern kitchen/breakfast room, five bedrooms and bathroom. Externally, a low-maintenance rear enclosed garden also offers secure gated pedestrian access to a rear lane and an outhouse currently utilised as a garden outbuilding.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen a regeneration of the docks and landscape around the town 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 INFORMATIONTraditional built property. Gas, water, electric and sewerage mains connected. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (9000 Mbps), Mobile availability- 02 available Three, EE and Vodafone are limited. Situated in a permit parking area, the following information is taken from the Carmarthenshire County Council website: Maximum 3 permits per household £40 per permit. LPG, disabled blue badges and electric vehicles free, to apply contact : tsresidentsparking@carmarthenshire.gov.uk. From the information currently available to the

Coal Authority, a mining report is recommended for this property. The property is situated on a one-way street.

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5

SECOND FLOOR

BEDROOM 1

VESTIBULE

HALLWAY

LOUNGE

SHOWER ROOM

KITCHEN/BREAKFAST

FIRST FLOOR-LANDING

BATHROOM

DIRECTIONS

At our office head towards the traffic lights on Station Road taking the left hand lane going straight across going onto "Queen Victoria Road". At the first mini-roundabout take the second turning off signposted "Erw Road". Take the first turning off on your left signposted "Brynmor Road" and travel up the road, the property is situated on your right, number 50.

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