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 'D'

WHAT3WORDS///freed.tones.pine

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

Take-on AJS/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,

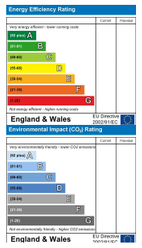
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

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**

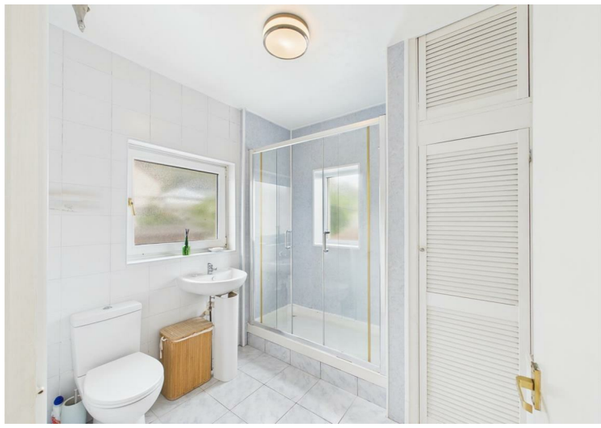


Price £299,950

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

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

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 an 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.