

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, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band E

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0623/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



The Manse, 54 Elgin Road, Pwll, Llanelli, Carmarthenshire, SA15 4AE

- Detached Traditional Property
- Four Bedrooms
- Two Reception Rooms & Conservatory
- Immaculately Presented Throughout
- Commanding Views From the Front
- Coastal Location
- Downstairs Shower Room & Upstairs Bathroom
- Spacious Plot Measuring 0.22 Acres
- Viewing Is A Must
- EPC RATING E. COUNCIL TAX BAND E.

£360,000

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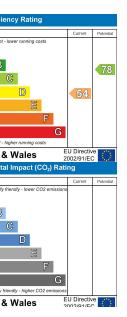
naea | propertymark

PROTECTED



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DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off onto "Sandy Road". Drive down Sandy Road, go straight ahead at the traffic lights and continue driving till you get to a mini-roundabout, continue onwards. At the next roundabout take the second turning off towards 'Coleg Sir Gar' continue on past the college which is on your right and then continue driving through "Bassett Terrace" then onto "Pwll Road". Take the second turning on your right signposted "Elgin Road" and follow up the hill and continue driving until you get to number 54, which is situated on the right.

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