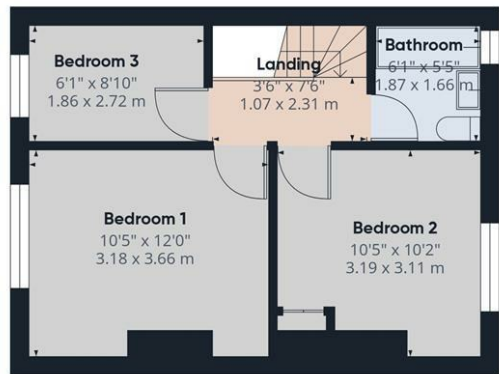
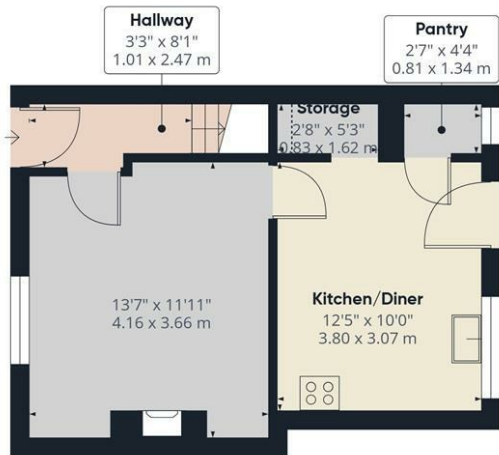




Approximate total area¹⁾
677 ft²
62.8 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

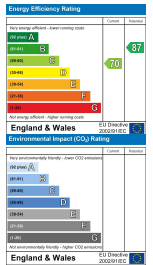
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



12 Martin Road, Llanelli, SA15 1PT

- Traditional Mid-terrace Ex-local Authority Property
- Ideal Starter Home That Could Do With A General Uplift Internally
- On-street Parking With Potential Already In Place for Drive-way To Front
- Close to Local Schools, Llanelli Town Center & The Popular Trostre Retail Park
- Three Bedrooms
- Rear Enclosed Good-Sized Garden
- Chain-free!
- EPC RATING C. COUNCIL TAX BAND B.



Chain Free £119,950

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



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The Agent that goes the Extra Mile





Situated in an established residential estate, we have for sale this traditionally built, ex-local authority, terraced property on the outskirts of Llanelli. A popular area due to the close proximity of local schools, easy access to both Llanelli Town Center and also the popular retail parks of Trostre and Pemberton a bonus of being chain free, could this be the home for you? An ideal starter home to get you on the housing ladder or investment property, just needing some TLC to make it a happy home! EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge, kitchen/diner, pantry, understairs storage cupboard, landing, three bedrooms and bathroom, An open-aspect frontage which has been used for off-road parking in the past. To the rear, an good-sized enclosed garden mainly laid to lawn with a small patio area and pedestrian access to a rear lane.



Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen regeneration of the docks and surrounding landscape 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 INFORMATION

Traditionally built, ex-local authority property. Mains water, gas, electric and sewerage connected. Council tax band B. There are covenants and easements on the title; we are awaiting a copy from the vendor. Driveway to the front offering off-road parking, awaiting confirmation from vendor that right-of-way has been granted. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (10,000 Mbps); Mobile availability—full mobile phone coverage for O2, variable mobile phone coverage for Three, EE and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is

recommended for this property.
WHAT3WORDS///acting.skips.gives

HALLWAY

LOUNGE

KITCHEN/DINER

**UNDERSTAIRS STORAGE
CUPBOARD**

PANTRY

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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