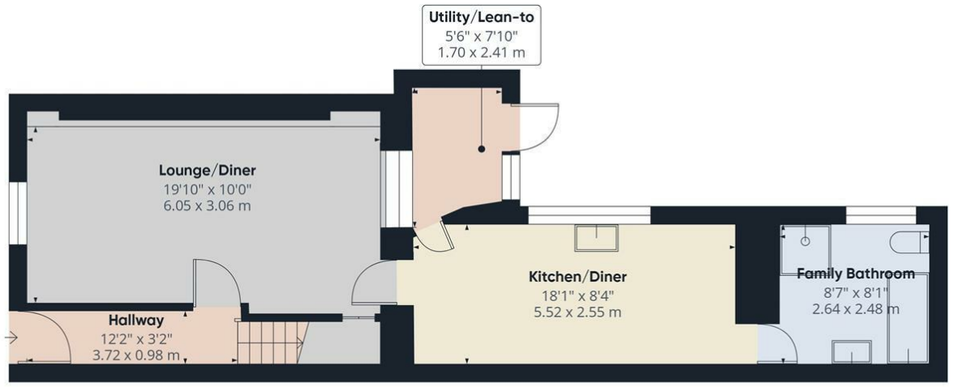
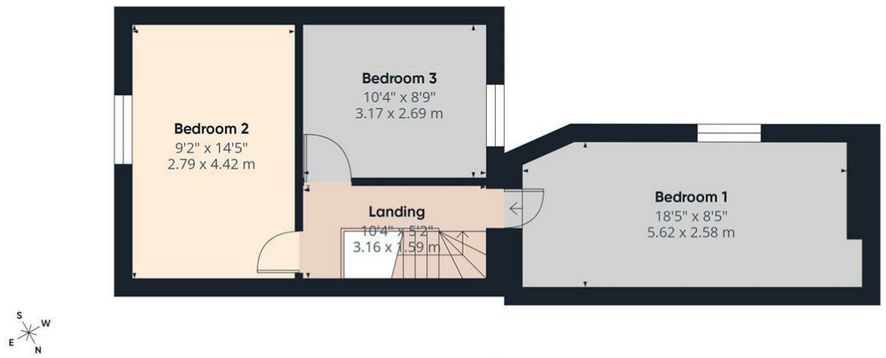




Approximate total area(1)

956 ft²

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

WHAT3WORDS///adults.deflection.lights

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

Take on SC/SC/0826/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.

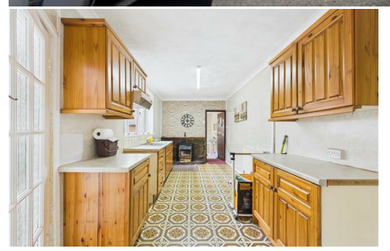
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

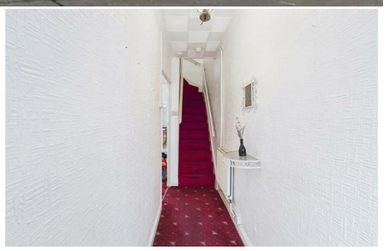
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



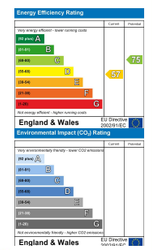






9 Druce Street, Seaside, Llanelli, Carmarthenshire, SA15 2NU

- Traditional Terraced House
- Downstairs Family Bathroom
- Ideal F.T.B Who Would Like To Put Their Own Stamp On It
- Chain-free
- EPC RATING D. COUNCIL TAX BAND B
- Three Bedrooms
- Requires Updating Throughout
- Rear Paved Courtyard
- Close To The Beach & Coastal Path



Chain Free £115,000

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

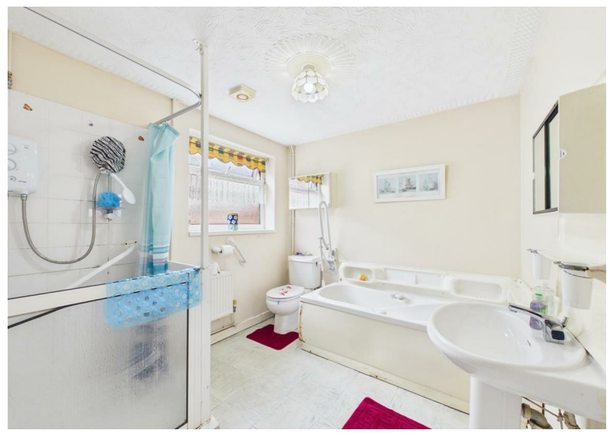










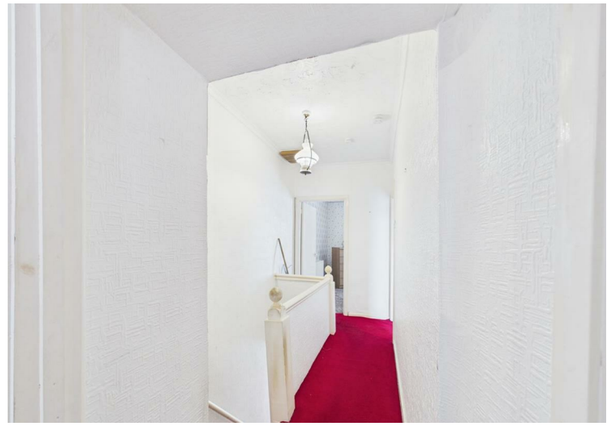


Situated in the popular "Seaside" area of Llanelli, we have for sale this three-double bedroom mid-terrace property, chain-free and ready to welcome all you lucky buyers! This property has been a well-loved family home for over 60 years but now the time has come to hand the keys over to a new owner. An ideal buy for all you first time buyers looking to get themselves on the property ladder and is happy to give the property a modern uplift and wanting to put your own stamp on it. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises: hallway, lounge/diner, spacious kitchen/diner, downstairs family bathroom, landing and three double bedrooms. Externally, a small courtyard patio garden to the rear with secure gated 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. Mains water, gas, electric and sewerage connected. Council tax band B. Downstairs bathroom. Polycarbonate roof over the lean-to/utility room. On-street parking. Property does require updating throughout. Polystyrene ceiling tiles on some of the ceilings. Unregistered title. For this location, according to Ofcom, the following information is available: Broadband availability - Ultrafast (1800 Mbps). Mobile availability - variable mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. what3words///adults.deflection.lights

HALLWAY

LOUNGE/DINER

KITCHEN/DINER

DISABLED WET/SHOWER ROOM

LANDING

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.