

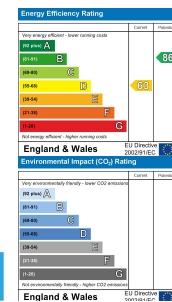


## 36 Catherine Street, Llanelli, SA15 2NY

- Traditionally built, Mid-terrace Property
- Downstairs Bathroom
- On-street Parking
- Ideal F.T.B
- Two Double Bedrooms
- Rear South-facing Enclosed Garden With Lane Access
- Quiet Street Close To The Beach & Amenities
- EPC RATING D. COUNCIL TAX BAND B.

£125,000

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



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*The Agent that goes the Extra Mile*



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Situated in the popular "Seaside" area of Llanelli, we have for sale this two-double-bedroom mid-terrace property with a south-facing rear enclosed garden and is ready to welcome all you lucky buyers! An ideal buy for all you first time buyers looking to get themselves on the property ladder and wanting to put your own stamp on it. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises: hallway, lounge, sitting room, kitchen/diner, bathroom, landing and two double bedrooms. Externally to the rear, a south-facing enclosed garden mainly laid to lawn, with an outhouse and outbuilding, and pedestrian rear-lane access.

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 On-street parking. Single glazed wooden wooden windows and doors. The vendor has informed us that the Range cooker and gas fire in the sitting room is out of commission. For this location, according to Ofcom, the following information is available: Broad 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:///relate.mime.cats

**HALLWAY**

**SITTING ROOM/DINING ROOM**

**LOUNGE**

**KITCHEN/DINER**

**PANTRY**

**BATHROOM**

**LANDING**

**BEDROOM 1**

**BEDROOM 2**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.