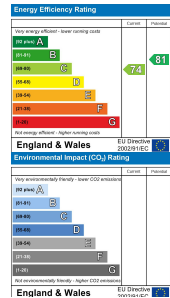


20 The Mariners, Llanelli, SA15 2PH

- Traditionally Built, Detached Property
- Cloakroom, Bathroom & En-suite Shower-room
- South-facing Rear Garden
- Popular Residential Estate Close to the Coast
- Four Bedrooms
- Off-road Parking & Integral Garage
- Chain-free!
- EPC RATING C. COUNCIL TAX BAND E.

£295,000

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



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The Agent that goes the Extra Mile





Wanting a property close to the coast, the clue is in the name.....Situating in a quiet cul-de-sac off the main very popular residential estate of "The Mariners" we have for sale this traditionally built, detached property, CHAIN FREE and ready for occupancy. This property offers a pleasing flow internally with the added bonus of having a south-facing rear garden, and what gives it an even bigger bonus is the location being so close to our beautiful beach. Call us today on 01554 759655 to arrange your viewing today. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, cloakroom, lounge through to dining room, kitchen/breakfast room with large island, integral garage, landing, bathroom, four bedrooms-master with en-suite shower room. Externally, open aspect frontage with driveway offering off-road parking for a vehicle that leads to the integral garage, gated pedestrian access to the side into the rear garden. To the rear, a south-facing garden that offers you a patio area, the remainder laid to lawn and a steel shed.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year—accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town centre and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



..AGENTS VIEWING NOTES

****KEY INFORMATION**** Traditionally built. Mains water, electric, gas and sewerage connected—council tax band E. There are covenants and easements on the title; we have a copy on file where it states that these are filed on the original title. Solar panels are leased, 26.04.2012-25 years from and including 26/04/2012 ,we have the lease on file. For this location, according to Ofcom, the following information is available: Broadband availability —up to Ultrafast (1800 Mbps); Mobile availability— all mobile phone networks are variable. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

CLOAKROOM

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST ROOM

INTEGRAL GARAGE

LANDING

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4



DIRECTIONS

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