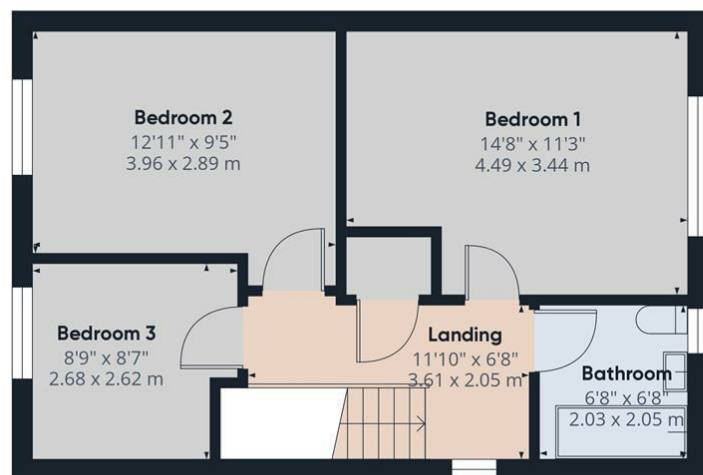


Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
968.64 ft<sup>2</sup>  
89.99 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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, water and sewerage connected. Air source heat pump. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'Not yet been rated, TBC.'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/0225/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

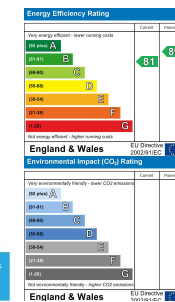


## 163 Old Castle Road, Llanelli, Carmarthenshire, SA15 2SW

- Traditional, New-build, Semi-detached Property
- Open-plan Living Space
- Ample Parking to the Side
- Chain-free!
- Viewing A Must!
- Three Bedrooms
- Air-source Heat Pump System
- Good-size Level Rear Garden
- Coastal Location
- EPC RATING B. COUNCIL TAX -NOT YET BANDED.

**£220,000**

**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**







Sitting on the cusp of the pick-up for the coastal path we have for sale this semi-detached, traditionally built, three bedroom property which offers ample parking. Built in 2024 this "turn-key" property offers modern living with an open-plan kitchen/breakfast/lounge, innovative technology with an air source heating pump system and in a prime spot to take full advantage of our beautiful coast tucked and away on an established street. Chain-free waiting to greet it's first owner, could this new owner be you? Call today on 01554 759655 to arrange a viewing. EPC RATING B. COUNCIL TAX BAND -NOT BANDED YET.

Accommodation comprises : Hallway, understairs storage cupboard, cloakroom/utility, open-plan lounge/breakfast/kitchen, landing, bathroom and three bedrooms. Externally open-aspect frontage with gravelled driveway to the side which offers ample parking then a good-sized rear garden laid to lawn.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. Recent years have seen the docks and landscape around the town regenerated 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

### HALLWAY

### KITCHEN/BREAKFAST AREA

### LOUNGE AREA

### CLOAKROOM

### UNDERSTAIRS STORAGE CUPBOARD

### LANDING

### BATHROOM

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3

### BOILER CUPBOARD



## DIRECTIONS

At our office head towards the traffic lights on Station Road taking the left hand lane going straight across going onto "Queen Victoria Road". At the first mini-roundabout take the second turning onto "Erw Road". Follow the road taking the third turning off on your left signposted " Old Castle Road". Follow the road up to the very end then turn left and the property is situated in front of you.

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