



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](mailto:llanelli@westwalesproperties.co.uk)

TELEPHONE: 01554 759655



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

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

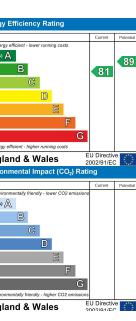
£220,000

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***The Agent that goes the Extra Mile***





#### 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.