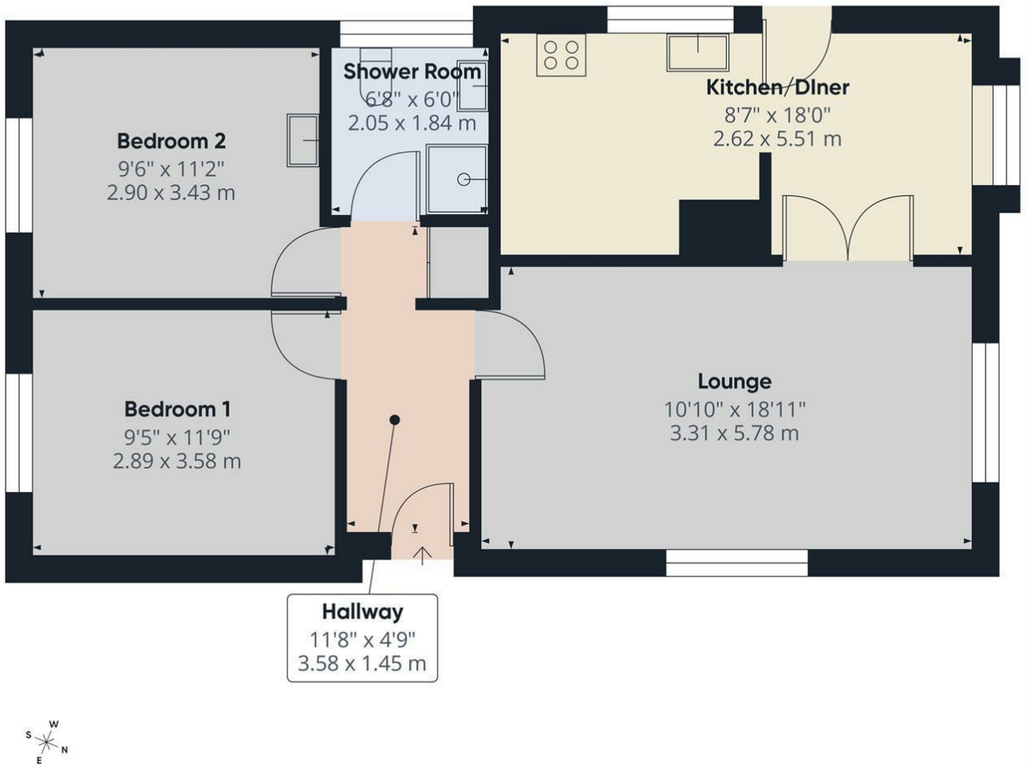


Approximate total area(1)

671 ft²

62.3 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 Perpetual Ownership. Monthly Fees Apply
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B

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

Take on AJS/SC/0126/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

16 Estuary Park, Llangennech, Llanelli, SA14 8UF

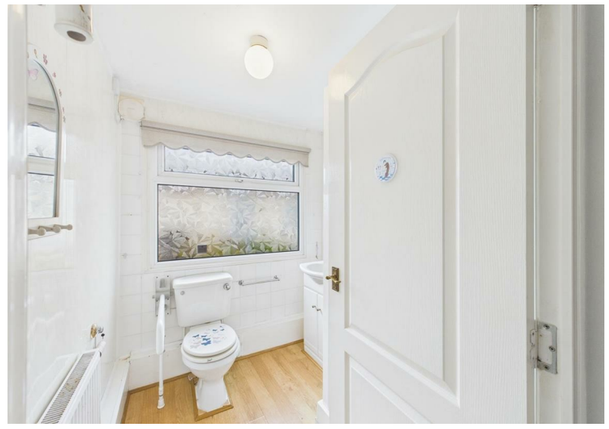
- **Non-traditional Constructed Park Home**
- **Two Double Bedrooms**
- **Drive-way For Off-road Parking**
- **Chain Free!**
- **EPC RATING EXCEMPT. COUNCIL TAX BAND B.**
- **Over 50's Private Retirement Estate**
- **New Carpets Throughout**
- **Enclosed Low-maintenance Rear Patio Garden**
- **Cash Purchase Only!**

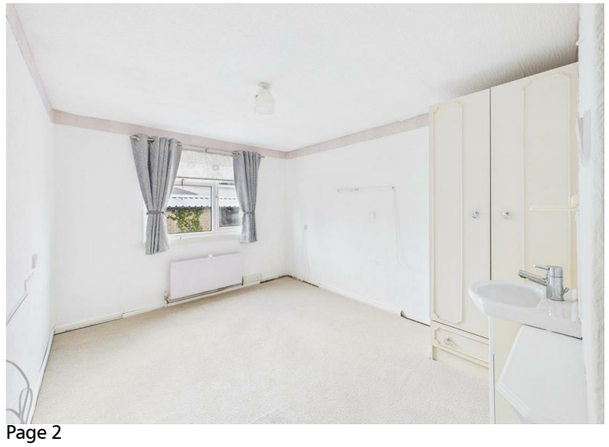
Price £89,950

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





Making an appearance on the market with us here at West Wales Properties we have this non-traditional constructed, two double bedroom park home, set in a very charming and private estate for the over 50's in the popular village location of Llangennech. Fresh to market and chain free this park home has recently fitted carpets throughout and in "move-in" condition. Viewings are strictly via the office so don't delay in booking a viewing today on 01554 759655. EPC EXCEMPT. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge, kitchen/diner, airing cupboard, shower room and two double bedrooms. Externally the property has a driveway and an enclosed low maintenance rear garden with good-size storage shed.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north. Good transport links to the M4.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Non-traditional park-home construction. Situated in a semi-retirement park for the over 50's. Cash purchase only. The main electric, water, gas, and sewerage are connected. Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability network coverage- full coverage for 02 and Vodaphone, limited coverage for EE and Three. The property is a coal mining area; a mining report is recommended. EPC is exempt due to being a park home. Perpetual ownership is under the conditions of the park rules that we have on file. We advise that you request a copy. There is a payment of £155 p/c/m for the ground rent. The charges are reviewed annually, and any increases are based on the CPI index. A fee is payable to the park owner based on 10% of the sale price on the sale of the property to a new owner.

HALLWAY

BEDROOM 1

BEDROOM 2

SHOWER ROOM

AIRING CUPBOARD

LOUNGE

KITCHEN/DINER

DIRECTIONS

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