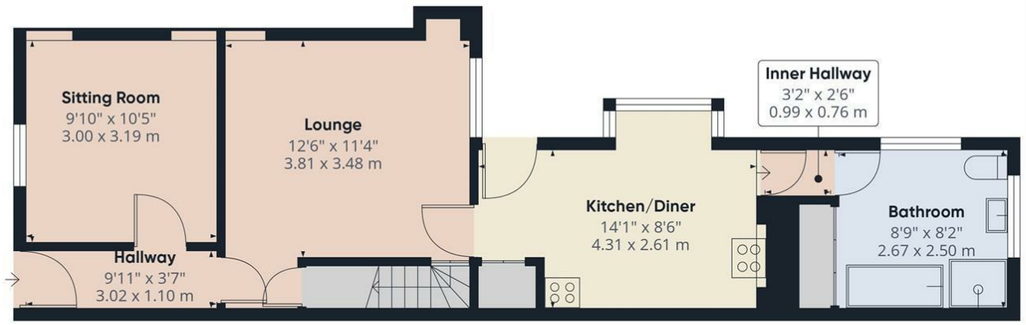


Floor 1

Approximate total area(1)
843 ft²
78.2 m²

Floor 2

(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 Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

WHAT3WORDS///relate.mime.cats

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

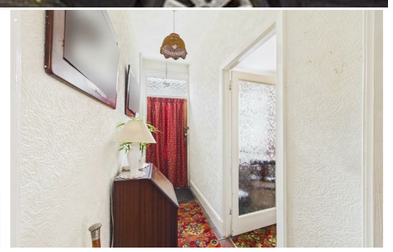
Take on JHL/SC/0626/OK

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

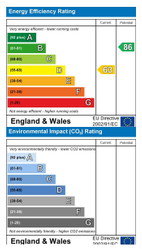
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



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.**

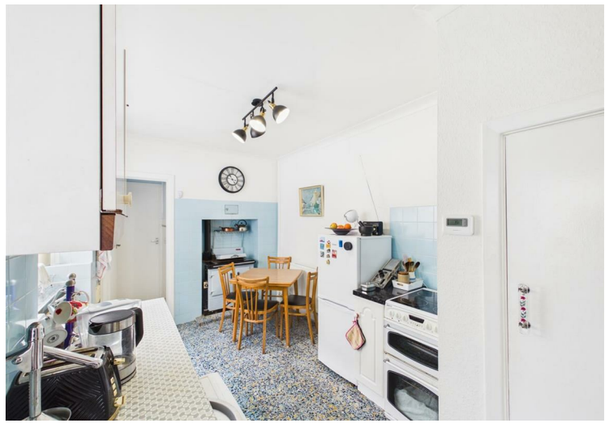


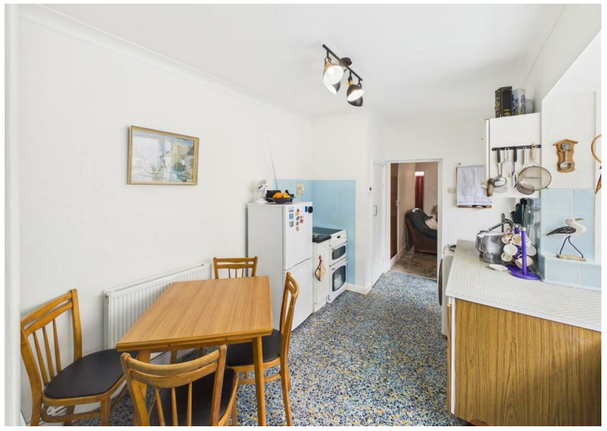
£125,000

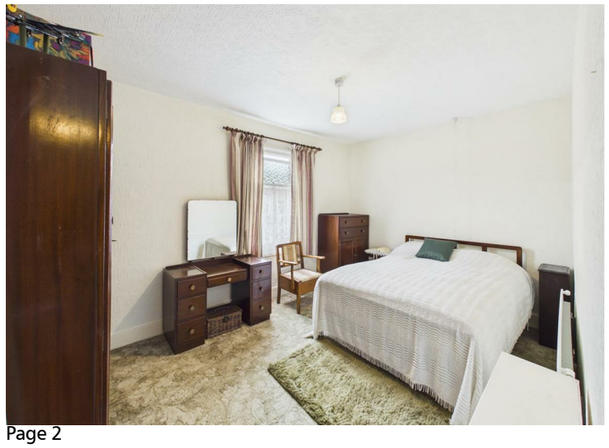
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile







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 in our TV channel to view our location videos about the area.