

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: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0922/draft

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.

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

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

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52 Nightingale Court, Llanelli, Carmarthenshire, SA15 1HU

- Detached Property
- Kitchen/Diner
- Driveway & Garage
- Close to Local Schools
- Three Bedrooms-Master with En-suite
- Rear Enclosed Garden
- Sought After Residential Estate
- EPC RATING D

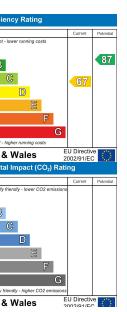
Price £229,000

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Situated in a sought after residential estate we have for sale this THREE bedroom, DETACHED house in the Coedcae area of Llanelli. Sought after due to its convenient location to local schools, Trostret Retail park and the pick-up for the M4 this area really is favoured by all. Boasting a master bedroom with en-suite, driveway and garage this property is a lovely example of a family home. EPC RAYING TBC.

Accommodation comprises of : Hallway, lounge, kitchen/diner, bathroom, three bedrooms-master with en-suite. Externally, open-aspect frontage mainly laid to lawn with mature shrubs, driveway leading to garage. To the rear, enclosed garden with patio leading down to a lawned garden and secure gated pedestrian access into the garage and driveway.

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 center and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.

HALLWAY

LOUNGE

15'6" (max) x 11'2" (max) (4.737 (max) x 3.424 (max))

KITCHEN/DINER

15'6" (max) (4.736 (max))

FIRST FLOOR-LANDING

BATHROOM

6'7" x 5'5" (2.022 x 1.665)

BEDROOM 1

12'3" (max) x 8'9" (max) (3.740 (max) x 2.689 (max))

EN-SUITE SHOWER ROOM

8'9" (max) x 3'1" (max) (2.680 (max) x 0.962 (max))

BEDROOM 2

9'2" x 8'3" (2.797 x 2.520)

BEDROOM 3

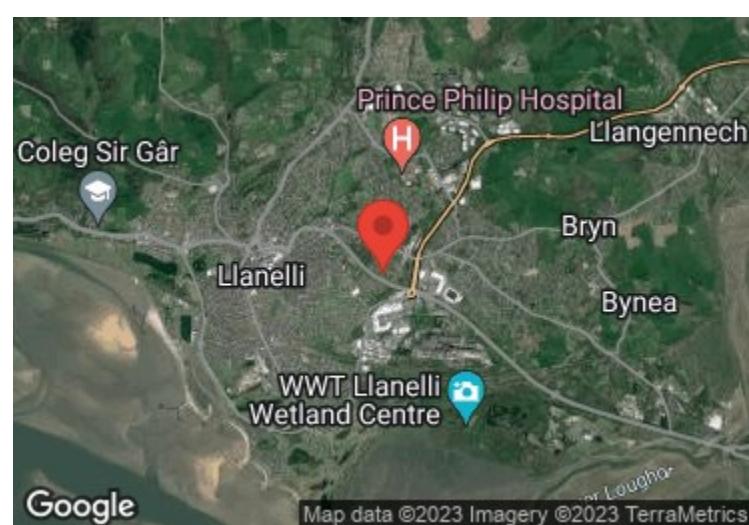
8'3" x 6'1" (2.527 x 1.868)

GARAGE

16'9" (max) x (5.108 (max) x)

DIRECTIONS

At the office head towards Asda, making your way towards the Eastern Gate roundabout, at this roundabout take the third turning off and follow the road to the next roundabout. At this roundabout take the second turning off and follow the road passing the cemetery on your left, follow the road until you come to a set of traffic lights. At the lights carry straight on passing a petrol station on your right, take the first turning on your right signposted "Coedcae Road". Follow the road taking the first turning on your left signposted "Nightingale Court/Cwrt Yr Eos". Take the first turning off on your right and follow the road, the property can be found on your right-hand side.



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