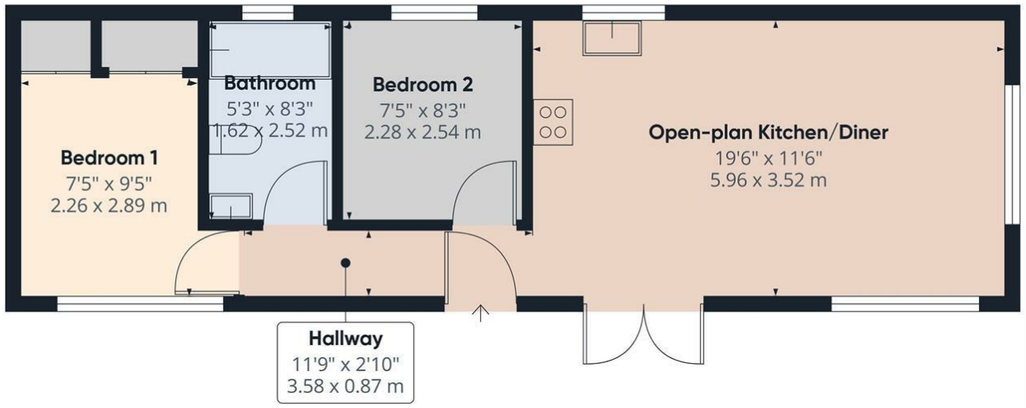


Approximate total area(1)

474 ft²

44 m²

(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 are based on RICS IPMS 3C standard.

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 New Build

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

Take on JHL/SC/0525/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.

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

26 Estuary Park, Llangennech, Llanelli, Carmarthen, SA14 8UF

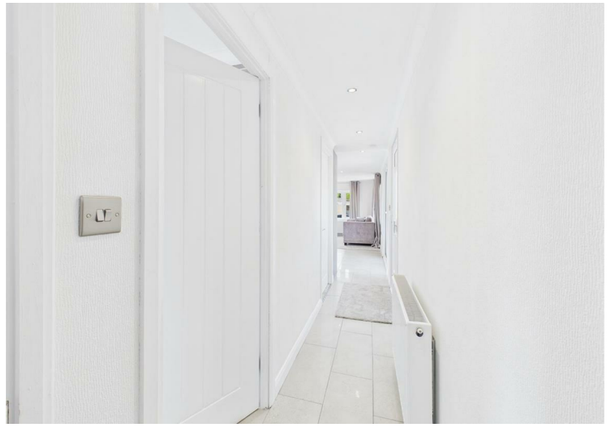
- **Non-traditional Constructed, Brand New Park Home**
- **Two Bedrooms**
- **Driveway & Garage (which needs attention)**
- **Chain-free!**
- **Over 50's Residential Estate**
- **Open-plan Lounge/Kitchen**
- **Small Rear Courtyard**
- **EPC EXCEMPT. COUNCIL TAX BAND-RATING NOT AVAILABLE YET**

Price £124,950

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 two bedroom park home, set in a very charming and private estate for the over 50's in the popular village location of Llangennech. This park home is a brand new model and offers a more modern way of living with the open-plan living accommodation. Viewings are strictly via the office so don't delay in booking a viewing today on 01554 759655. Cash purchase only! EPC EXCEMPT.

Accommodation comprises : Hallway which leads to the two bedrooms and bathroom then opens out into the open-plan kitchen/lounge. Externally this park home is enclosed and offers two driveways. One driveway leads to a garage (which needs attention) and the other driveway leads to the rear courtyard.

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, and sewerage are connected. LPG bottles connected to run theThe garage does require attention. Broadband availability- up to Ultrafast (1000 Mbps), 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. The park-home is freehold but the plot it sits on is leasehold on a life-long lease, the vendor has informed us that you pay £155 p/c/m ground rent and an additional payment of £30 p/c/m for the water rates. The Park Fee is under annual review based on a percentage increase of 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. WHAT3WORDS: ///flashing.stored.backswing

HALLWAY

OPEN-PLAN KITCHEN/LOUNGE

BEDROOM 2

BATHROOM

BEDROOM 1

DIRECTIONS

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. After the roundabout for "Llanelli Crematorium" you will approach another roundabout, at this roundabout take the third turning off and follow the road down taking a left-hand bend and continuing until you get to a junction. At the junction turn right onto the main road going through the village on "Bridge Street". Take the second turning off on your left just after "The Bridge" which is situated on our right signposted "Heol Y Parc". As you bear round a left-hand bend take the first turning off into "Estuary Park". Follow the road up, at the small junction turn left then first left again. WHAT3WORDS: ///flashing.stored.backswing

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