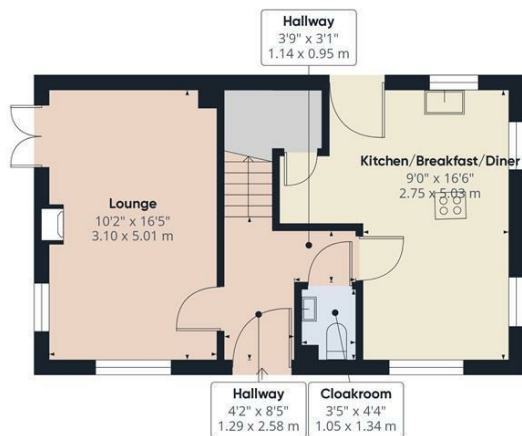




Floor 1



Floor 2

Approximate total area⁽ⁿ⁾

859.18 ft²

79.82 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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, gas and sewerage connected. 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 AKF/SC/0325/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



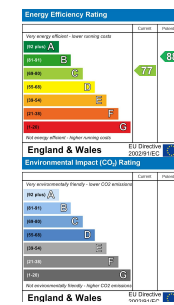
40 Stryd Y Maswr, Parc Y Strade, Llanelli, Carmarthenshire, SA15 4DZ

- Traditional, Detached Property
- Spacious Kitchen/Breakfast Diner
- Modern & Well-presented Throughout
- A Must View!
- EPC RATING C. COUNCIL TAX BAND D.
- Three Bedrooms
- Cloakroom, Bathroom & En-suite
- Detached Garage & Driveway
- Great Location for Schools, Beach & Sandy Water Park

£255,000



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

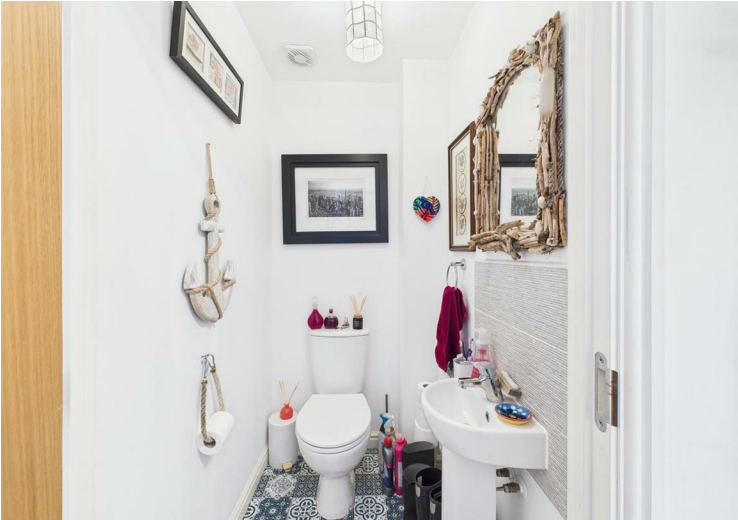


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





Situated in the heart of the popular and modern Parc Y Stradey estate we have this three bedroom, traditionally built detached property for sale. This well-presented property catches your eye straight away and stands out from the rest externally as well as internally. Offering a log-burner in the lounge, a stunning, ultra modern kitchen/breakfast/diner equipped with all your mod cons as well as a well-presented garden to relax and enjoy, so if you're looking for a modern and stylish property, close to the coast and in the catchment areas of popular local schools and college with excellent public transport links, then perhaps this new-build could be the one for you. Call today on 01554 759655. EPC RATING C.

Accommodation comprises : Hallway, cloakroom, lounge with log-burner, a stunning kitchen/breakfast/diner, storage cupboard, landing, bathroom, three bedrooms-master with an en-suite shower room. Externally, to the front an enclosed frontage. To the rear, driveway leading to a detached garage and secure gated pedestrian access into a well-presented enclosed garden that offers two patio seating areas and then the remainder laid to lawn.

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.

..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built. Mains gas, water, electric and sewerage connected. Council tax band D. There are restrictive covenants and easements on the title, we have a copy on file. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- Full coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a maintenance company REMUS which the vendors pay £80 per year for the Aquaseal system (All houses on this estate pay this).

HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/BREAKFAST/DINER

STORAGE CUPBOARD

LANDING

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

GARAGE



DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off onto "Sandy Road". Drive down Sandy Road and at the traffic lights turn right onto "Maes Y Coed" passing the "Co-op" on your right with the Stradey housing estate straight in-front of you. Follow the road and at the mini-roundabout go straight across going into the estate. At the junction turn right and follow the road around two bends, just before you get to the third bend turn right. Follow this road down and as you approach the next bend the property is situated on your right, tucked into the corner, number 40 Stryd Y Maswr.

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