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

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

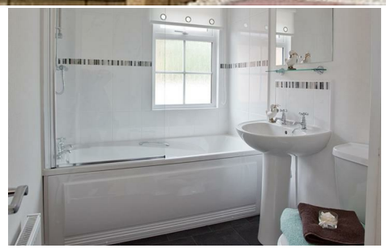
Take on JHL/JHL/1024/draft

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, SA14 8UF

- Park Home
- Over 50's Residential Estate
- Prime Village Location
- EPC Exempt
- Two Double Bedrooms
- Brand New Build
- Easy Access to M4

£120,000

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

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The Agent that goes the Extra Mile

A vacant plot is available in a popular residential park in the village of Llangenech, and the park owner is looking to offer a brand-new residential lodge with the following specifications: living room, open-plan kitchen/diner, two double bedrooms, and family bathroom. There is also the opportunity to add bespoke details by further negotiation so that the park home fully suits your preferences.

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.

KEY INFORMATION

*** KEY INFORMATION *** Non-traditional park-home construction. Situated in a semi-retirement park for the over 50's. The main electric, water, and sewerage are connected. There is a medium flood risk from surface water and small watercourses, information taken from Natural Resources Wales and results for the area within 10 metres of 9A, ESTUARY PARK, LLANGENNECH, LLANELLI, SA14 8UF. Broadband availability- up to Ultrafast (1000 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 on a four-weekly basis of £146.06 for the service and water charges. 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

Please note the park home is to be bought off plan. The photographs are for illustrative purposes only.

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.