



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:** Traditionally built property. Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.

**TAX:** Band 'B'

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

Take-on AKF/SC/1025/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](mailto:llanelli@westwalesproperties.co.uk)

TELEPHONE: 01554 759655



## 46 Greenway Street, Llanelli, Carmarthenshire, SA15 3BS

- Traditionally built, Semi-detached & Ex-local Property
- Two Double Bedrooms
- Two Cozy Reception Rooms
- Close To Llanelli Town Center & Sandy Water Park
- Wet-room Downstairs & Upstairs Bathroom
- Ideal F.T.B/Investment Property
- EPC RATING C. COUNCIL TAX B.

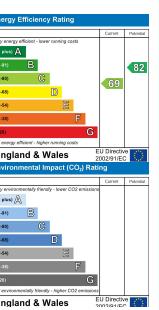
**£150,000**

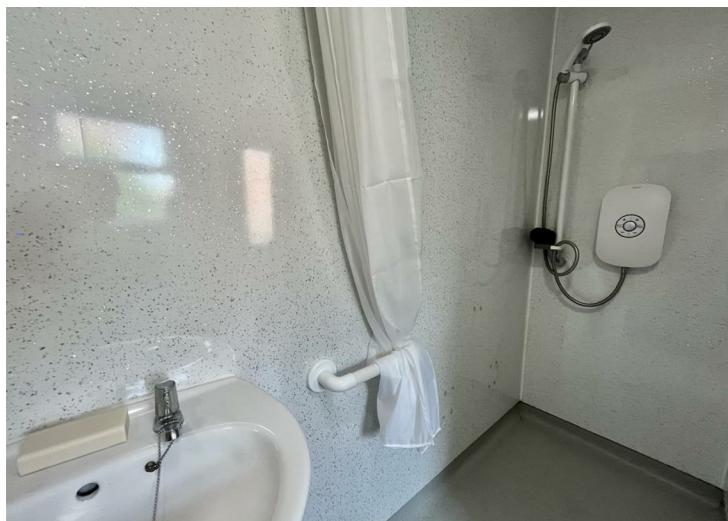
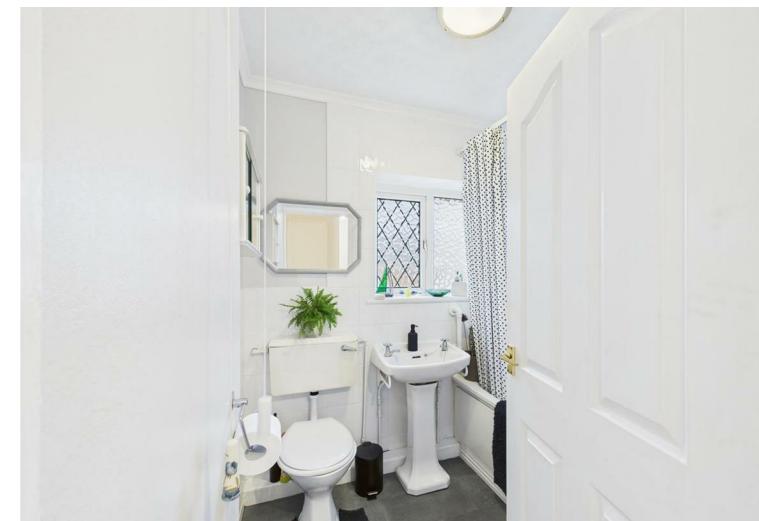
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***The Agent that goes the Extra Mile***





#### ..AGENTS VIEWING NOTES

#### BEDROOM 1

#### HALLWAY

#### BEDROOM 2

#### LOUNGE

#### SITTING ROOM

#### KITCHEN

#### REAR HALLWAY

#### WET-ROOM

#### LANDING

#### BATHROOM

#### DIRECTIONS



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.