



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/0322/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.

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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20 Denham Avenue, Llanelli, Carmarthenshire, SA15 4DB

- Semi-detached Property
- Two Reception Rooms
- Downstairs Cloakroom & Upstairs Bathroom
- Three Bedrooms
- Off-road Parking & Garage
- Pleasant Rear Enclosed Garden
- Requires Updating
- Sought-after Location
- Chain Free!
- EPC RATING D

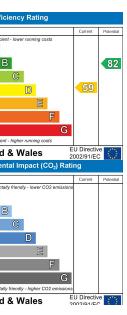
Offers In Excess Of £195,000

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The Agent that goes the Extra Mile

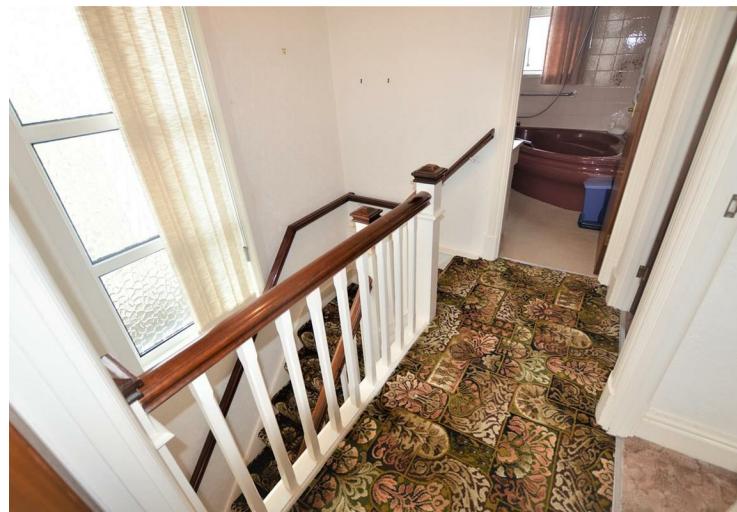




We are proud to show off to you this traditional, three bedroom, semi-detached property which is new to the market. Situated in the sought-after street of Denham Avenue where you're in a prime catchment area for the desirable primary and secondary schools along with the local college and picking up the coastal path this property truly is a firm family favorite. Boasting two reception rooms and a separate dining room along with a downstairs cloakroom and beautiful enclosed rear gardens, we think another bonus for today's market is that it is CHAIN FREE! We highly recommend you book a viewing today to appreciate the size, location, and charm this property has to offer. EPC RATING D.

Accommodation comprises of : Covered storm porch, hallway, lounge, sitting room through into dining room, kitchen, cloakroom, three bedrooms and bathroom. Externally, a drive that offers off-road parking leading to a garage. To the rear we have an enclosed garden which is mainly laid to lawn and a separate patio area with outbuildings.

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.



COVERED STORM PORCH

HALLWAY

LOUNGE

14'9" (max) x 13'3" (max) (4.503 (max) x 4.046 (max))

SITTING ROOM

11'8" (max) x 10'5" (max) (3.579 (max) x 3.194 (max))

DINING ROOM

9'5" (max) x 7'2" (max) (2.883 (max) x 2.199 (max))

KITCHEN

16'10" (max) x 8'11" (max) (5.142 (max) x 2.736 (max))

CLOAKROOM

4'9" x 2'5" (1.450 x 0.737)

FIRST FLOOR-LANDING

BATHROOM

7'11" x 6'11" (2.430 x 2.110)

BEDROOM 1

15'4" (max) x 10'7" (max) (4.694 (max) x 3.226 (max))

BEDROOM 2

12'5" x 10'6" (3.804 x 3.215)

BEDROOM 3

7'11" x 6'11" (2.419 x 2.119)



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, go straight ahead at the traffic lights and continue driving till you get to a mini-roundabout. At the roundabout take the second turning off signposted "Denham Avenue". Follow the road until you get to number 20 which will be on the right.

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