

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

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

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

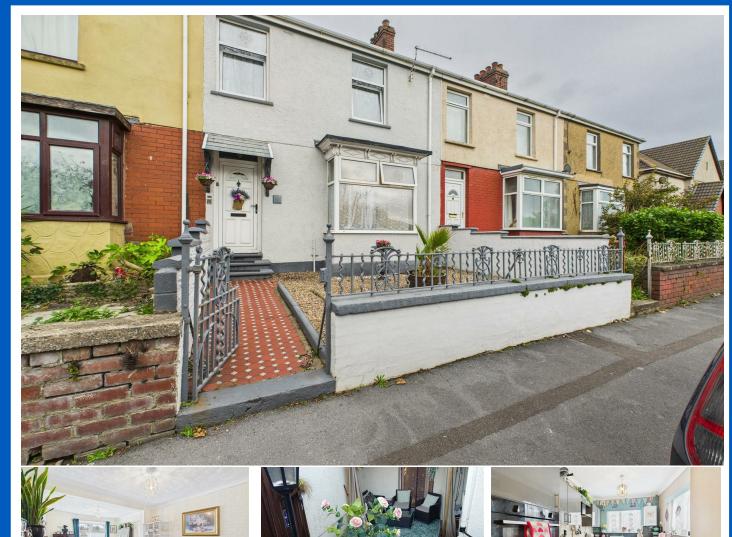
22 Murray Street, Llanelli, Dyfed, SA15 1DZ EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



## 01554 759655 www.westwalesproperties.co.uk

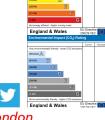




## 35 Langland Road, Tyshia, Llanelli, Carmarthenshire, SA15 1BR

- Mid-terrace, Traditional, Property
- Upstairs Bathroom
- Enclosed Rear Garden
- Ideal Investment/F.T.B

- Three Bedrooms
- Kitche Fitted in 2024 by Wren
- Quiet No-through-road & Situated Close to The Train Station
- EPC RATING C. COUNCIL TAX BAND B.



£137,750

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22 Murray Street, Llanelli, Dyfed, SA15 1DZ EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655 30 Years

The Agent that goes the Extra Mile

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Welcome to the market 35 Langland Road! We have for sale this three bedroom, well-presented, mid-terrace property, ideal for any F.T.B or maybe if you're looking for an investment. Situated on Langland Road, a no-through road on the edge of town, close enough to get to both the town centre and the popular retail parks of Trostre as well local schools and the train station, a conveniently located purchase. EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises of: Hallway, lounge/diner, kitchen/diner-kitchen was fitted by Wren in 2024, upstairs bathroom and three bedrooms. Externally, enclosed low-maintenance frontage and to the rear, an enclosed garden with patio and steps leading up to the remainder of the garden which is laid to lawn and pedestrian access to rear lane access.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen a regeneration of the docks and landscape around the town, as part of the Millennium Coastal Park project. Now Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course and the Festival Fields.

..AGENTS VIEWING NOTES

**HALLWAY** 

**LOUNGE/DINER** 

KITCHEN/DINER

FIRST FLOOR-LANDING

**BATHROOM** 

**BEDROOM 1** 

**BEDROOM 2** 

**BEDROOM 3** 



## **DIRECTIONS**



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