

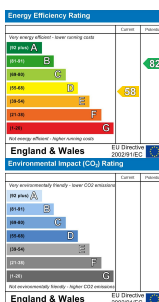


### 47 Stradey Hill, Pwll, Llanelli, Carmarthenshire, SA15 4AB

- Traditional, End-of-terrace Cottage
- Three Bedrooms
- Panoramic Coastal View From The Main Bedroom
- Garage & Driveway
- Sought After Coastal Village Location
- Two Reception Rooms
- Upstairs Shower Room
- Requires Updating Throughout
- Chain-free!
- EPC RATING D. COUCNCIL TAX BAND B.

£180,000

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



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, gas, sewerage and water 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 JHL/SC/0825/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,

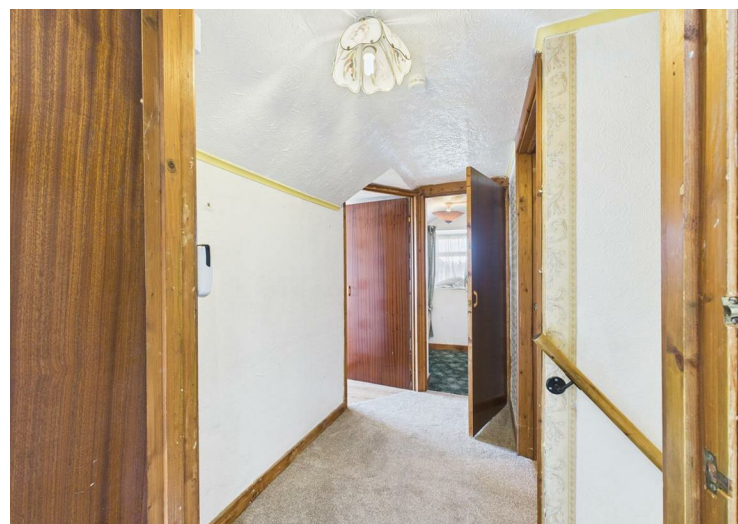
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Perched on the corner where Elgin Road meets Stradey Hill in the sought after village of Pwll, we have for sale this end-of-terrace property for sale. Chain-free and ready to view, this cottage requires TLC and modernising throughout and is ideal for any buyer looking for a property to put their own stamp on and bring it back into the 21st century. This property has been a well-loved family home over the years and looking for someone to love it again, could you be that person? EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Entrance hallway, lounge through to dining/sitting room, kitchen, pantry/utility room, storage room, landing, shower- room with a disabled shower, airing cupboard and three bedrooms. The main bedroom has the panoramic view of the coastline and bedroom 3 would make an ideal dressing-room/office or nursery. Externally, steps leading to the front entrance of the property (blocked off as no longer in use). A sweeping driveway accessed from Elgin Road takes you into the rear of the property giving you off-road parking and garage (maybe harder to access for larger cars). The lower part of the garden is a work in progress as the vendor has cut a lot of the overgrowth back and requires more work.

Pwll is a small coastal village located between Llanelli and Burry Port. The town is concentrated along the north of the A484. The land rises away from the coast providing a view of the Gower Peninsula (Penrhyn Gwyr). The area is also where The Millennium Coastal Path runs, allowing cyclists to get between Burry Port and Llanelli. The coastal path is within walking distance of the property.



**..AGENTS VIEWING NOTES**

**AIRING CUPBOARD**

**ENTRANCE HALLWAY**

**BEDROOM 1**

**LOUNGE**

**BEDROOM 2**

**SITING ROOM/DINING ROOM**

**NURSERY/OFFICE/BEDROOM 3**

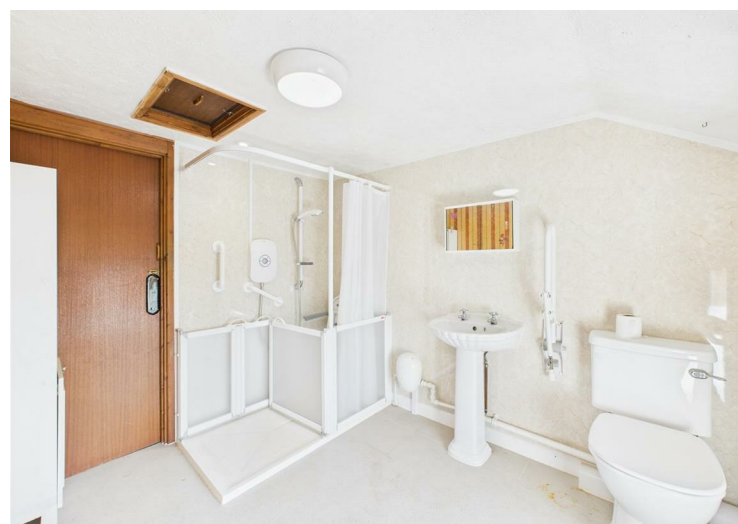
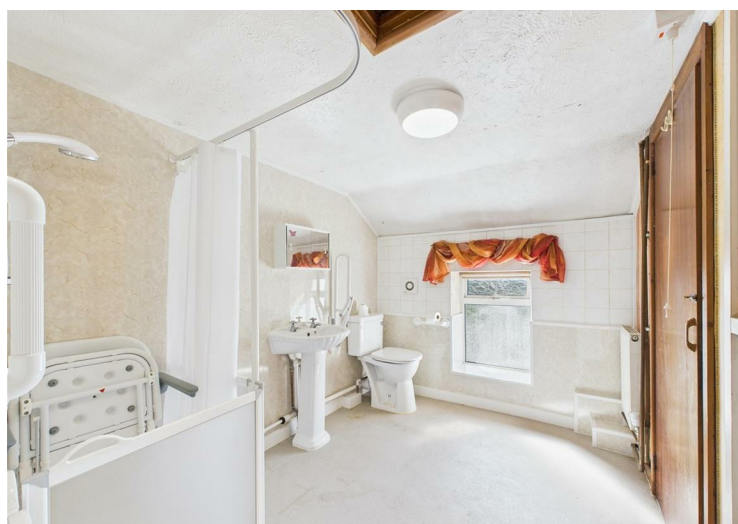
**KITCHEN**

**UTILITY/PANTRY**

**STORAGE CUPBOARD**

**LANDING**

**SHOWER ROOM**



**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.