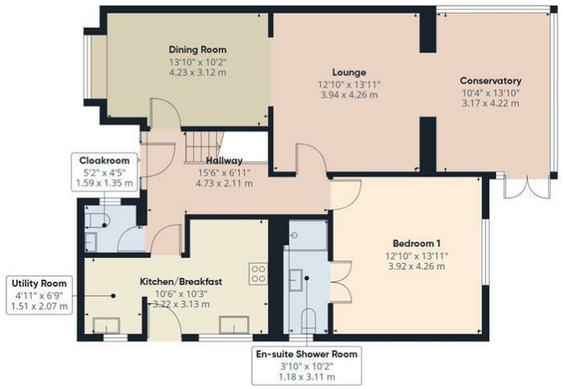
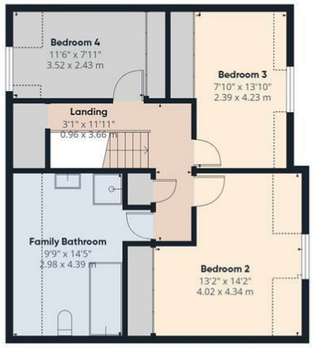


Floor 1



Floor 2

Approximate total area(1)
1600 ft²
148.8 m²

Reduced headroom
82 ft²
7.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

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

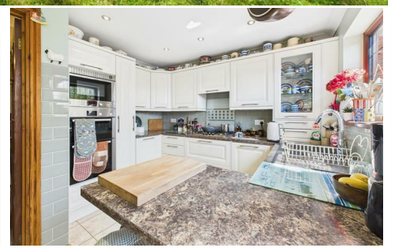
Take-on JHL/SC/0525/OK

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

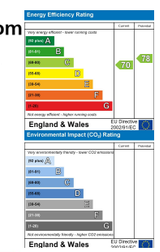
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



11 Cae Terrace, Llanelli, Carmarthenshire, SA15 1HN

- **Traditional, Detached Dormer-Bungalow**
- **Spacious Lounge Through To Dining Room & Conservatory**
- **Garage & Driveway**
- **Cul-de-sac Location**
- **EPC RATING C. COUNCIL TAX BAND E.**
- **Four Bedrooms- Master with En-suite Shower-room**
- **Cloakroom, Family Bathroom & En-suite Shower-room**
- **Beautiful Landscaped Rear Garden & Patio**
- **Close To Town Centre & Trostre Retail Park**



£315,000

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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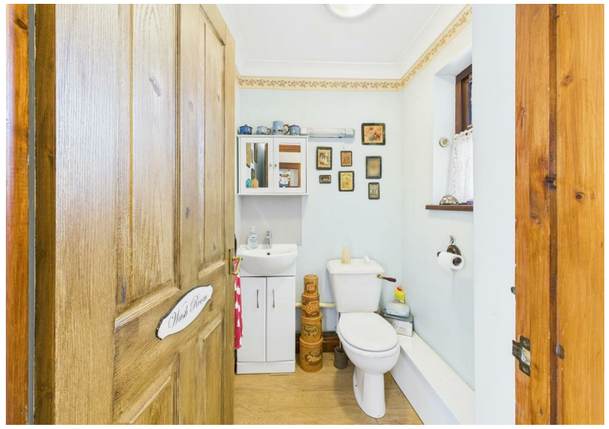
The Agent that goes the Extra Mile



Situated in a very quiet cul-de-sac where you would least expect it, we have for sale this detached, four bedroom dormer-bungalow tucked away at the end of the road. This property offers the best of both worlds, a downstairs bedroom with a spacious en-suite shower-room and then three further bedrooms upstairs and another spacious family bathroom. This dormer bungalow has a very pleasing flow internally as well as externally and offering a driveway garage and additional parking at the entrance of the property. EPC RATING C. COUNCIL TAX BAND E

Accommodation comprises : Hallway, cloakroom, kitchen/breakfast room through to utility room, dining room though to lounge and through to conservatory, downstairs bedroom and spacious en-suite shower room, landing, family bathroom and three bedrooms-all with fitted wardrobe. Externally, low-maintenance frontage with driveway and garage, gated access from both sides that lead you to a rear garden. The rear garden is fully enclosed and is a mix of a large patio area and a few steps leading down to the remainder of the beautiful landscaped garden which gently slopes downward with a lovely lawn and beautiful flowering plants and shrub borders and pond.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. Recent years have seen the docks and landscape around the town regenerated as part of the Millennium Coastal Park project. 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

*** KEY INFORMATION *** Traditionally built. Main gas, water, electricity, and sewerage are connected—council tax band E. The title has easements; we have a copy on file. There is Japanese Knotweed situated next door on land owned by the council. The council is in the process of treating it; a letter is on file. The A484 link road from Llanelli town centre to Trostre passes at the rear of the property. For this location, according to Ofcom, the following information is available: Broadband availability - up to Ultrafast (1800 Mbps), Mobile availability - full mobile phone coverage for Three and O2, limited mobile phone coverage for Vodafone and EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

CLOAKROOM

KITCHEN/BREAKFAST ROOM

UTILITY AREA

DINING AREA

LOUNGE AREA

CONSERVATORY

BEDROOM 1

EN-SUITE SHOWER ROOM

LANDING

FAMILY BATHROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE

DIRECTIONS

At the office head towards Asda, making your way towards the Eastern Gate roundabout, at this roundabout take the third turning off and follow the road to the next roundabout. At this roundabout take the second turning off and follow the road passing the cemetery on your left then take the first turning on your right signposted "Penallt Terrace". Follow the road along taking you over a bridge then immediately after this take the turning on your left signposted " Cae Terrace". Follow the road down and the property is situated on your left, number 11.

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