Floor 1

Floor 2

Approximate total area(1)
782 ft²
72.6 m²

Reduced headroom
12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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

Take on SC/SC/0726/OK

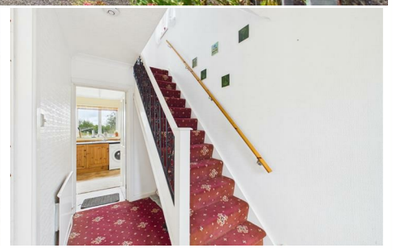
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

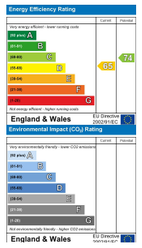


01554 759655
www.westwalesproperties.co.uk



# 14 Gower View, Llanelli, Carmarthenshire, SA15 3SN

- Traditional, Semi-detached House
- Driveway, Carport & Detached Garage
- Updating Required Externally & Internally
- Quiet Street Close To Local Primary Schools, Amenities & Short Drive To the M4
- Ideal For First Time Buyers
- Three Bedrooms
- Front & South-facing Rear Garden
- Views From the Rear Elevation
- Chain-free!
- EPC RATING C. COUNCIL TAX BAND C.




## £185,000

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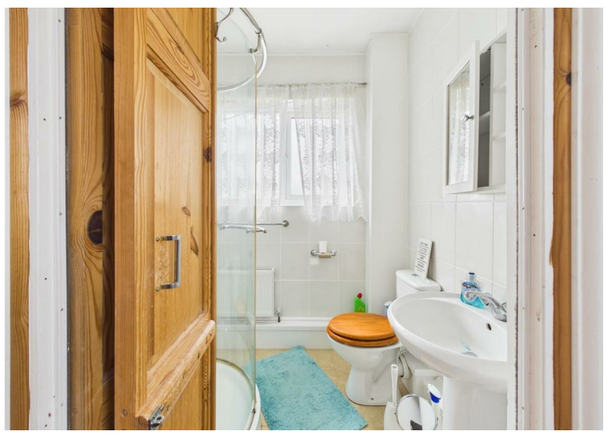
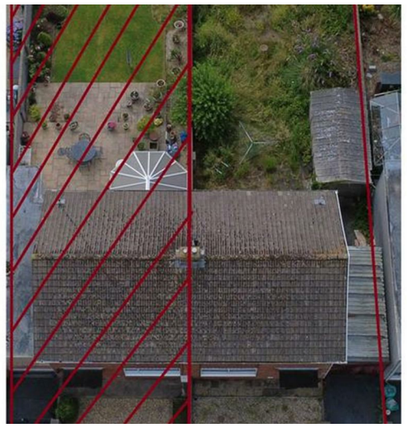
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

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





Chain-free and ready to view we have for sale this three-bedroom, semi-detached property situated in a popular quiet residential street due to the convenience of the location for schools, shops and M4 links! This property is ideal for the next lucky purchasers wanting to put their own stamp on it as it does require general updating throughout at your own pace. Another added bonus is the south-facing rear garden and an elevated panoramic view which spreads to the coast. Call today to arrange your viewing on 01554 759655! EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, lounge/diner, kitchen, landing, shower room and three bedrooms. Externally, to the front an open-aspect frontage laid with decorative chippings, driveway to the side which leads to an enclosed car-port area and to the rear garden. An enclosed south-facing rear garden which has become overgrown with a concrete constructed garage.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen regeneration of the docks and surrounding landscape 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. Mains gas, water (meter fitted), electricity, and sewerage are connected. Council tax band C. The property internally and externally requires updating. Asbestos roof on Garage. The vendor has informed us that there is Japanese Knotweed located in the scrub land behind the rear garden boundary, and has confirmed that there is no Japanese Knotweed located in the rear garden. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability-full mobile coverage for Three and O2, variable mobile phone coverage for EE and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.
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## HALLWAY

## LOUNGE AREA

## DINING ROOM AREA

## KITCHEN

## LANDING

## SHOWER ROOM

## 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.