

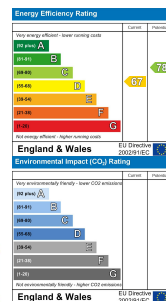


19 Penallt Terrace, Llanelli, Carmarthenshire, SA15 1HE

- Traditional, Mid-terraced Property
- Three Bedrooms & Loft Room
- Low-maintenance Rear Garden
- Close To Local Schools, Town Centre & Popular Retail Parks
- EPC RATING D. COUNCIL TAX BAND B
- Chain Free!
- Downstairs Bathroom
- On-street Parking & Garage To The Rear
- Ideal F.T.B

£153,000

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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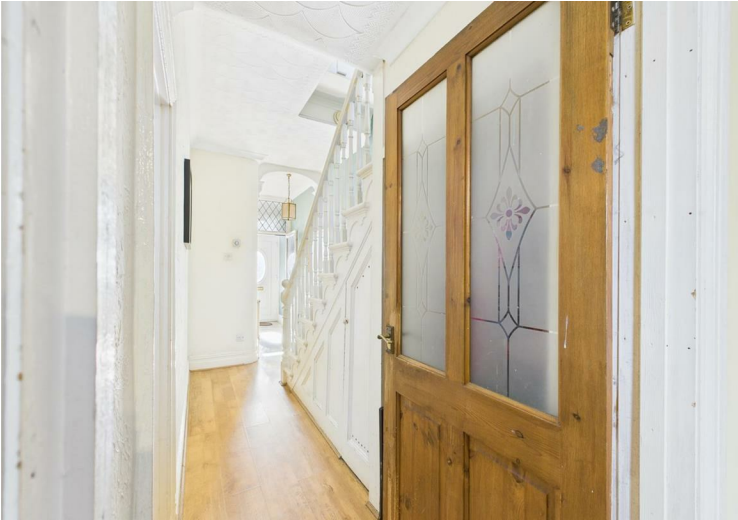


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The Agent that goes the Extra Mile





*** CHAIN-FREE! *** Situated on a quiet residential street not far from the town center of Llanelli we have this well-presented, three bedroom, traditional, mid-terrace property for sale waiting for it's next lucky purchaser to walk through the door! Boasting light airy rooms, high ceilings and an added bonus of a loft room is found hidden behind the door of number 19 Penallt Terrace, an ideal property to put your own stamp on and located very close to local schools, Llanelli town center and the popular retail parks of Pemberton and Trostre.

Accommodation comprises : Vestibule, hallway, dining room area into lounge area, kitchen/breakfast room, rear hallway, bathroom, landing, three bedrooms and loft room. Externally to the rear a low maintenance garden with a mixture of decking and decorative chippings, rear garage (needs attention to the up-and-over door) and pedestrian gated access to the rear lane.

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

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band B. On-street parking and there is a garage at the rear of the property- the garage door does require attention. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (10,00 Mbps), Mobile availability- full mobile coverage for EE, Vodafone and O2, limited phone coverage for Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property ; where there are "within or within 20 metres of the property there are 2 mine entries". An advanced mining search was carried out by the vendor in 2002 and had confirmation of the following : " The Envirosearch Residential report dated 11 July 2002 and reference RS142673_1_1,HU8092_ERRfor 19 Penallt Terrace, Llanelli, Dyfed, SA15 1HE has highlighted the

presence of unknown filled ground on or within 25 metres of the centre of the search. A review of the available historic map data has identified that the centre of the search is located on or within 25 metres of unknown filled ground. The type of land uses examined in this risk assessment can be a potential source of contamination but in the professional opinion of Wilbourn Associates the level of associated risk: 1) is unlikely to have an adverse effect on the value of the property as compared to similar properties in similar locations or on its use as a domestic dwelling; and 2) is not such that the property would be designated "contaminated land" within the meaning of Part IIA of the Environmental Protection Act 1990."

VESTIBULE

HALLWAY

LOUNGE AREA

DINING ROOM AREA

KITCHEN/BREAKFAST ROOM

REAR HALLWAY

BATHROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

ATTIC ROOM

GARAGE



DIRECTIONS

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