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 Perpetual Ownership. Monthly Fees Apply
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band "B"

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

Take on AJS/SC/0226/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

23 Estuary Park, Llangennech, Llanelli, SA14 8UF

- **Non-traditional Constructed Park Home, Ex-showhome Stately Albion Wentworth Design**
- **Cash Purchase Only!**
- **Driveway & Garage**
- **Prime Village Location!**
- **EPC EXCEMPT. COUNCIL TAX BAND B.**
- **Over 50's Private Retirement Estate**
- **Fully Fitted Kitchen With Integrated Appliances & Marble Worktops**
- **A Must View!**
- **Chain-free!**

Price £180,000

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

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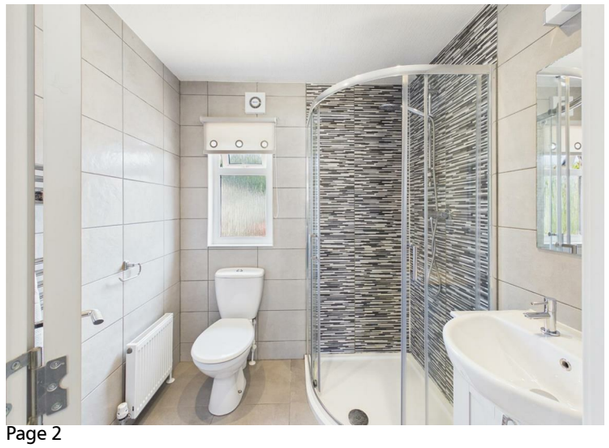
The Agent that goes the Extra Mile



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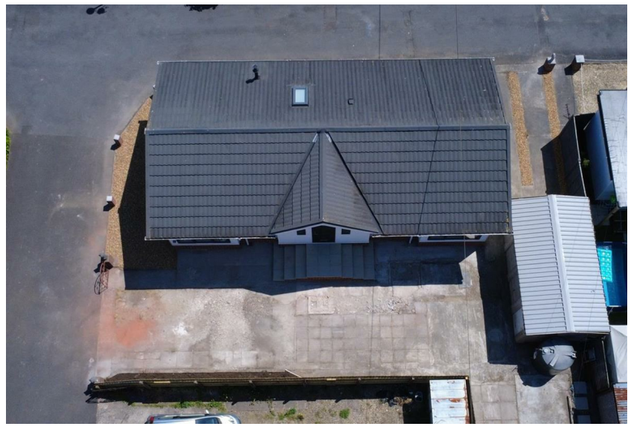

Come step into the brand new Stately Wentworth Park Home and see what the upgraded park homes are all about! Situated in Estuary Park, a quiet over 50's semi-retirement estate this luxurious model has nothing but the best to offer the lucky buyer, from the newly fitted plush carpets to the the fully fitted kitchen with all appliances integrated and marble worktops. Situated on a corner plot with of-road parking, garage and the best bit is you as the new owner will be able to discuss with the park-home owner how you would like the remainder of the external garden area to be finished off. Call us today on 01554 759655 so you can also experience the new generation of park homes. EPC EXCEMPT. COUNCIL TAX BAND B.

Accommodation comprises : Spacious kichen/diner, lounge, inner hallway, storage cupboard, bathroom, bedroom 2 with fitted bedroom furniture, main bedroom with fitted bedroom furniture, inner hallway with fitted double wardrobes and spacious en-suite shower-room.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north. Good transport links to the M4.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Non-traditional park-home construction. Situated in a semi-retirement park for the over 50's. Cash purchase only. Council tax band B. Main electric, water, and sewerage connected. LPG bottles connected to run the heating but the park owner has advised us that he will be changing it to mains gas. Park owner has left the groundwork unfinished so the purchaser can advise how they would like it to be finished i.e a second driveway or garden area. According to the information provided from Ofcom; Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability network coverage- variable mobile phone coverage for all networks. The property is in a coal mining area; a mining report is recommended. According to the information provided from National Resources Wales; Flood risk information for the area around: 23, ESTUARY PARK, LLANGENNECH, LLANELLI, SA14 8UF. This information is for the area within 10 metres of the address above. It shows the highest risk level for each type of flooding. High risk Flooding from surface water and small watercourses. Risk greater than 3.3% chance each year. EPC is exempt due to being a park home. Perpetual ownership is under the conditions of the park rules that we have on file. We advise that you request a copy. The park-home is freehold but the plot it sits on is leasehold on a life-long lease, the vendor has informed us that you pay £158.75 p/c/m inclusive of water rates. The Park Fee is under annual review based on a percentage increase of the CPI Index. A fee is payable to the park owner based on 10% of the sale price on the sale of the property to a new owner.
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KITCHEN/DINER

LOUNGE

INNER HALLWAY

STORAGE CUPBOARD

BATHROOM

BEDROOM 2

BEDROOM 1

EN-SUITE SHOWER ROOM

DIRECTIONS

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

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