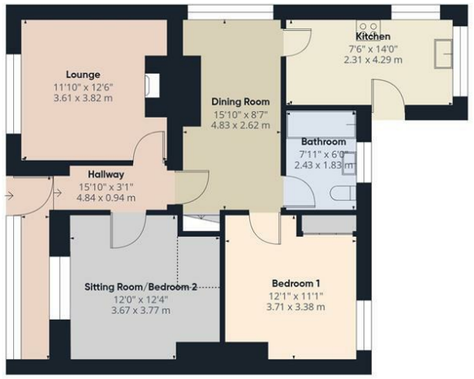
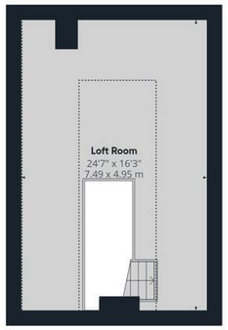


Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area(1)

1233 ft²
114.6 m²

Reduced headroom

272 ft²
25.3 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'

WHAT3WORDS///rats.hotel.taken

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

Take on SC/SC/0926/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,

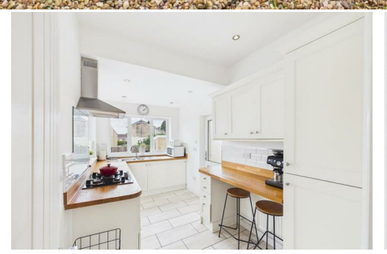
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

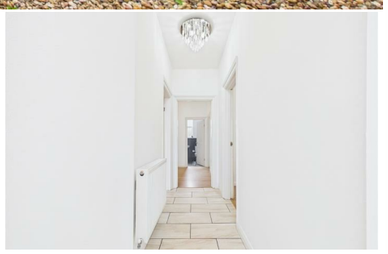
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



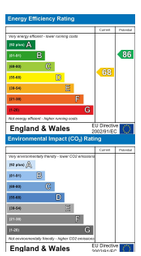






9 Waun Road, Llanelli, SA15 3RS

- **Semi-detached Traditional Dormer Bungalow**
- **One/Two Reception Rooms**
- **Driveway & South-facing Rear Enclosed Garden**
- **A Must View!**
- **Two/Three Double Bedrooms**
- **Fully Modernised & Immaculately Presented Inside & Out**
- **Quiet Cul-de-sac Location Within Walking Distance of Llanelli Town Center**
- **EPC RATING D. COUNCIL TAX BAND C**



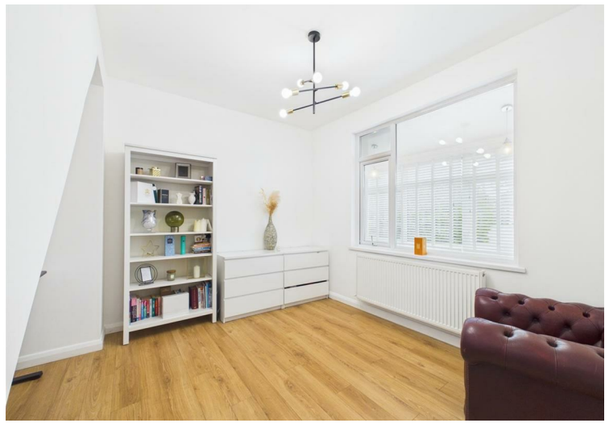
£230,000

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

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

The Agent that goes the Extra Mile













Situated in a small quiet cul-de-sac located in Llanerch and just a gentle stroll from Llanelli Town Centre, we have for sale this "turn-key" dormer bungalow. Sitting on a well-proportioned plot with a south-facing rear enclosed garden, this property offers the lucky buyer a modern, well presented property in a quiet cul-de-sac in a sought after location. A versatile property where you can have three double bedrooms and one reception room or one bedroom upstairs and one downstairs with two reception rooms, what would you prefer? Call us today on 01554 759655 to get your viewing booked in. EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises : Entrance Porch, hallway, lounge, sitting room/bedroom two, dining room, bedroom one, bathroom, kitchen and stairs to a spacious loft room which has a partial view of the coastline. Externally, Enclosed low-maintenance frontage which offers off-road parking, and secure gated pedestrian access to the side into the rear garden. A south-facing rear enclosed garden with steps leading down to a good-sized patio area and a path that separates two asto-lawned areas that lead to a second patio area and outbuilding.

..AGENTS VIEWING NOTES

KEY INFORMATIONBeing sold via a part-exchange company, we have no PIQ on file and some information may be limited. Mains water, gas, electric and sewerage connected. Council tax band C. Can we politely ask that all shoes to be removed viewing commences. For this location, according to Ofcom, the following information is available: Broad availability - Ultrafast (1800 Mbps). Mobile availability - variable mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///rats.hotels.taken

ENTRANCE PORCH

HALLWAY

LOUNGE

SITTING ROOM/BEDROOM 2

DINING ROOM

BEDROOM 1

BATHROOM

KITCHEN

BEDROOM 2

OUTBUILDING



DIRECTIONS

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