

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 'B'

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

Take on AJS/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

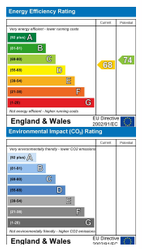
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



86 Pen Y Wern, Llanelli, SA15 4DG

- **Tradional, Ex-local Authority, Semi-detached Property**
- **Ideal F.T.B/Investment**
- **Front & Rear Gardens**
- **Sought After Location, Close To Schools, Amenities & A Short Walking Distance To Get To The Coast!**
- **EPC RATING D. COUNCIL TAX BAND B.**
- **Three Bedrooms**
- **Requires A Little Updating**
- **Driveway**
- **Popular Residential Estate**
- **Pwll & the beautiful coastal path is only a stroll away**



Price £149,950

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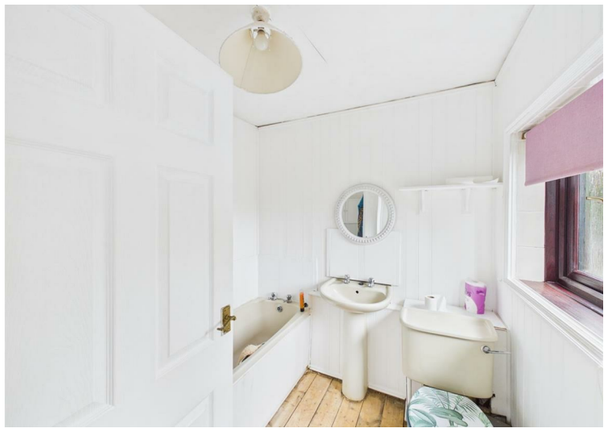
The Agent that goes the Extra Mile











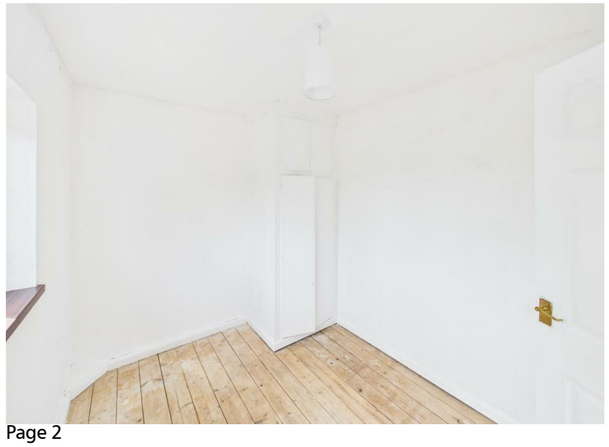
Located in the popular residential estate of Pen Y Wern, Stradey, we have pleasure in offering for sale this semi-detached property in one of Llanelli's prime spots where people want to live! This property has been a well-loved family home for many years and looking for the next lucky owner to give it a little uplift and make many more happy memories. Close to both Welsh and English schools, college, convenience stores and not too far to pick up the millennium coastal path. Call us today on 01554 759655. EPC RATING D. COUNCIL TAX BAND B.

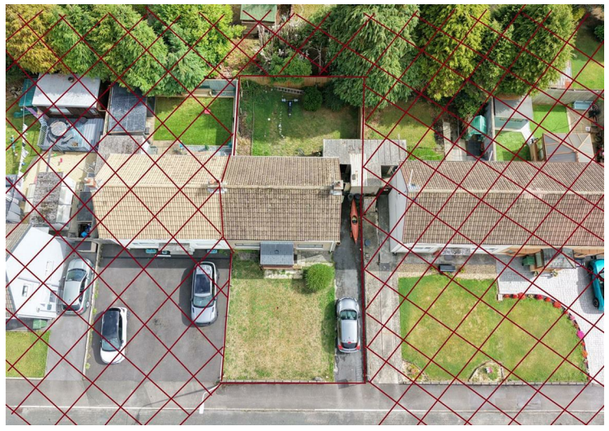
Accommodation comprises : Entrance porch, hallway, lounge, kitchen/diner, understairs cupboard, landing, bathroom and three bedrooms-two bedrooms with cupboards. Externally to the front, driveway with the remainder laid to lawn and gated access to the rear garden. A rear enclosed garden which is mainly laid to lawn and outbuildings.

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-know 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 centre and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.









..AGENTS VIEWING NOTES

ENTRANCE PORCH

HALLWAY

LOUNGE

KITCHEN/DINER

LANDING

BATHROOM

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.