

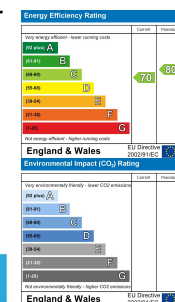


15 Glyncod Terrace, Llanelli, SA15 1EZ

- Traditional, Double-fronted, Mid-terrace Property
- Downstairs Cloakroom & Upstairs Shower-room
- Chain-free
- Ideal First Time Buyers Property
- Three Bedrooms
- Larger-than-average, Spacious South-facing, Rear Garden
- Prime Location For Local Schools, M4 Links & Trostre Retail Park
- EPC RATING C. COUNCIL TAX BAND C.

Chain Free £135,000

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



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

TAX: Band C

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

Take-on JHL/SC/0426/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,

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

TELEPHONE: 01554 759655

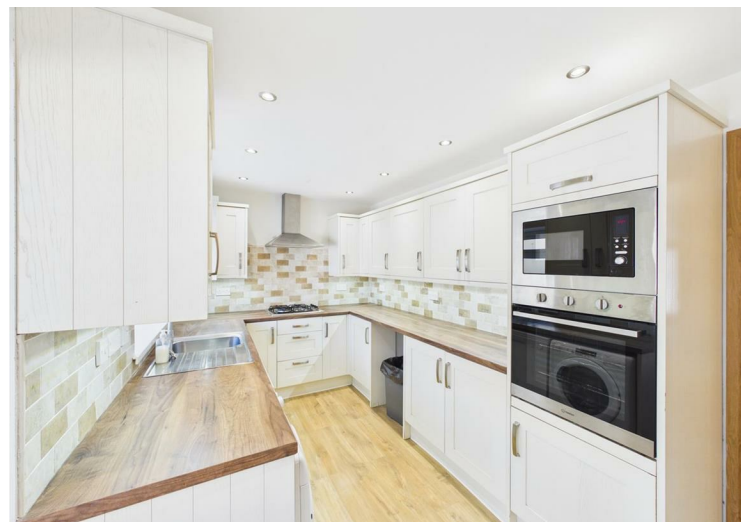
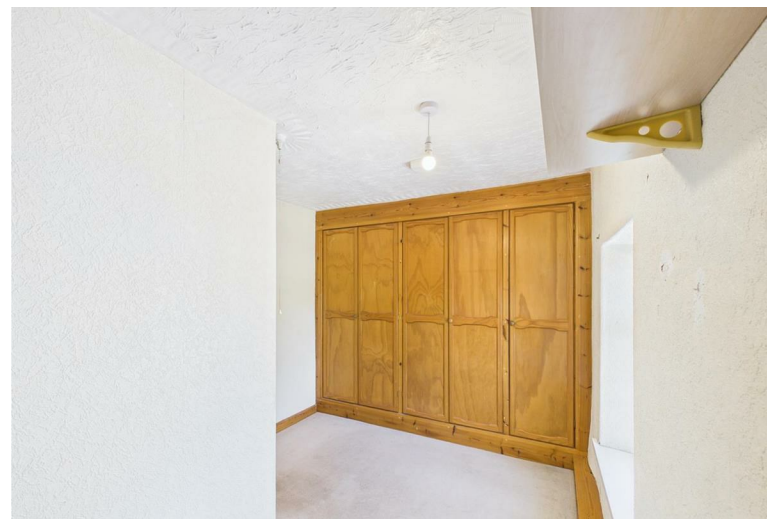


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The Agent that goes the Extra Mile

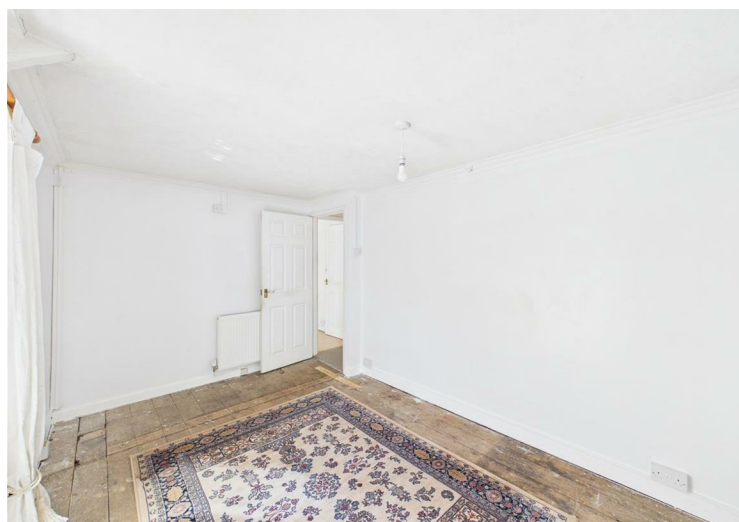
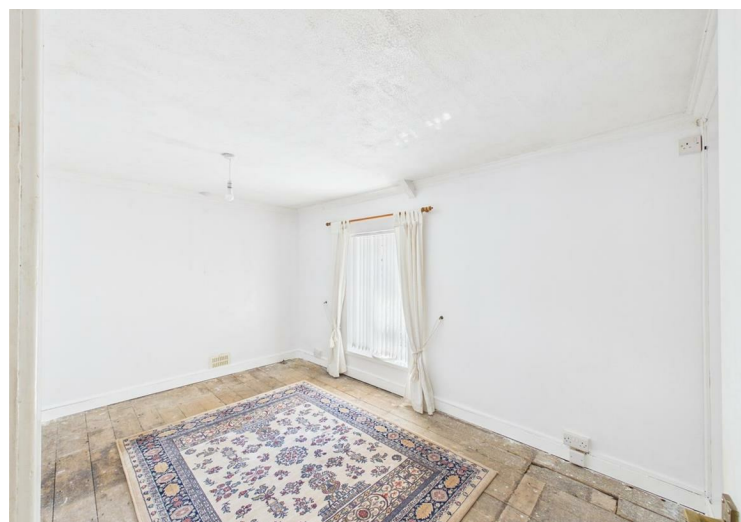




Situated in Glyncoed Terrace and nestled in the middle of a row of terraced properties you will find the one-and-only double-fronted terrace property, sitting proud ready to open it's door to you! This chain-free property has been a loving family home for over 60 years and is now looking for the next owner to love it as much as the current owners did. A little bit of freshening-up required internally but nothing major to put a delay on making this charming property your home. An added bonus for the lucky home-owner is having this larger-than-average well-maintained garden that has the sunshine all day because of the position. Call us today on 01554 759655 to get your appointment booked in. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises : Vestibule, lounge/diner, kitchen diner, rear porch, cloakroom, landing, shower room and three bedrooms. To the front, an enclosed low-maintenance frontage laid with paving slabs. To the rear, a larger-than-average garden that consist of spacious paved patio area that leads to the remainder of the garden which is laid to lawn, garden shed, plum tree, apple-tree and greenhouse.

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 center and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels



..AGENTS VIEWING NOTES

BEDROOM 2

VESTIBULE

BEDROOM 3

LOUNGE/DINER

KITCHEN/DINER

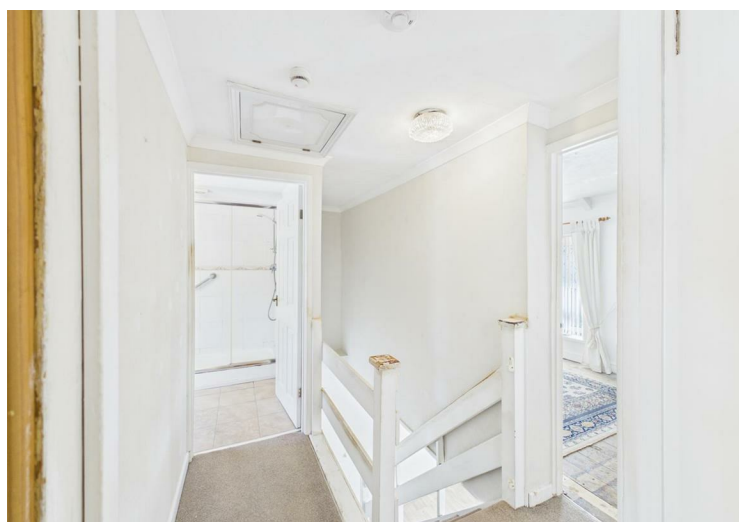
REAR PORCH

CLOAKROOM

LANDING

SHOWER ROOM

BEDROOM 1



DIRECTIONS

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