



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/1125/OK](#)

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](mailto:llanelli@westwalesproperties.co.uk)

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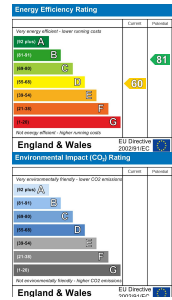


## 18 Pen Y Wern, Stradey, Llanelli, Carmarthenshire, SA15 4DF

- Traditional, Ex-local Authority, Semi-detached Property
- Downstairs Bathroom & Upstairs Cloakroom
- Enclosed Garden with Lawn and "Spanish" Style Patio/Terrace
- Sought After Location, Close To Schools, Amenities & A Short Walking Distance To Get To The Coast!
- Three Double Bedrooms & Loft Room
- Two Driveways Allowing Ample Off-road Parking
- Two Driveways & Garage
- EPC RATING D. COUNCIL TAX BAND B.

**Price £199,950**

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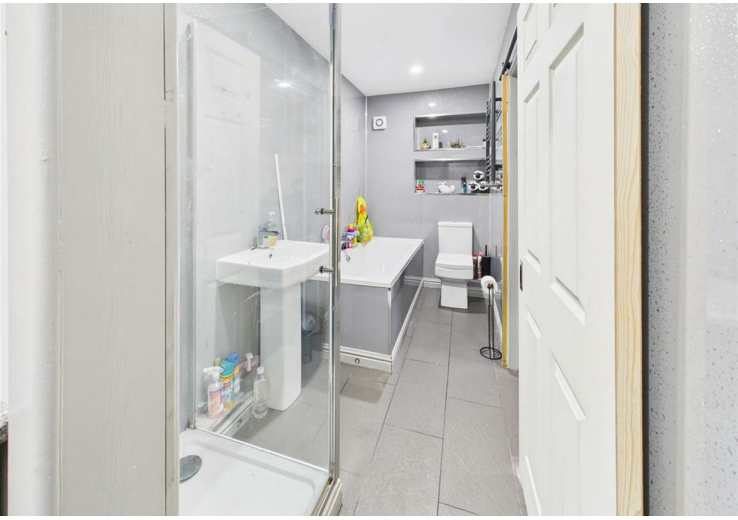


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*The Agent that goes the Extra Mile*





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 extended property is a little bit different from it's neighbours, given the position by having all the garden to the front, but being an enclosed corner-plot this property offers a lot of privacy. Close to both Welsh and English schools, college, convenience stores and not to far to pick up the millennium coastal path, come and see what's hidden behind the gates of 18 Pen Y Wern, call us today on 01554 759655. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge, dining room, family bathroom, storage room, modern fully-fitted kitchen, landing, cloakroom, three double bedrooms and loft room. Externally, an enclosed garden with lawn and a "Spanish" terrace style patio area, garage and two driveways which offers ample parking.

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**

\*\*\*KEY INFORMATION\*\*\* Traditionally built, ex-local authority property. Mains water, electric, gas and sewerage connected. Council tax band B. There are covenants and easements on the title, we have a copy on file which states that these have been filed on the original title. There is no rear garden to this property, the garden is to the front. The stairs for the loft room is via Bedroom 3. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability— full mobile phone coverage for EE and limited mobile phone coverage for O2, Three and Vodaphone. Based on the

information currently available to the Coal Authority, a mining report is recommended for this property.

**HALLWAY**

**LOUNGE**

**DINING ROOM**

**KITCHEN**

**UTILITY ROOM**

**FAMILY BATHROOM**

**LANIDNG**

**CLOAKROOM**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**LOFT ROOM**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.