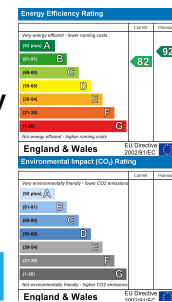


## 42 Stryd Y Maswr, Parc Y Strade Estate, Llanelli, Carmarthenshire, SA15 4DZ

- Traditionally Built, Semi-detached Townhouse
- Cloakroom, Bathroom & En-suite
- Sought After Estate Location
- Three Bedrooms
- Driveway & Detached Garage
- Great Location for Schools, Beach & Sandy Water Park!
- EPC RATING B . COUNCIL TAX BAND D.

**£210,000**

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





Situated in the popular and modern Parc Y Stradey estate we have this three bedroom, traditionally built, semi-detached town house for sale. This well-presented property is situated in a more private part of Stryd Y Maswr where you're not so overlooked and tucked away making it a big bonus! If you're looking for a modern property, close to the coast and in the catchment areas of popular local schools and college with excellent public transport links, then perhaps this new-build could be the one for you. Call today on 01554 759655. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, cloakroom, kitchen, lounge/diner, landing, bathroom, bedrooms 2 and three, second landing with master bedroom and en-suite shower room. Externally, to the front an enclosed small frontage. Driveway to the side that leads to a detached garage and secure gated pedestrian access into the rear garden. Rear enclosed garden

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**

**HALLWAY**

**CLOAKROOM**

**KITCHEN**

**LOUNGE/DINER**

**STORAGE CUPBOARD**

**LANDING**

**BATHROOM**

**BEDROOM 2**

**BEDROOM 3**

**LANDING**

**BEDROOM 1**

**EN-SUITE SHOWER 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.