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'

what3words///unrealistic.ends.winks

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

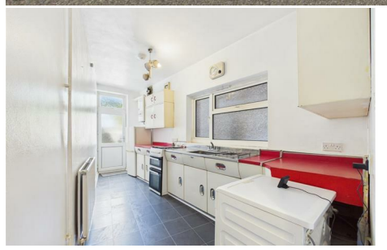
Take on SC/SC/0726/OK

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

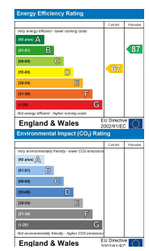
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



49 Prospect Place, Llanelli, SA15 3PS

- Traditional End-of- terrace Property
- Downstairs Cloakroom & Upstairs Bathroom
- Ideal Starter Home/Investment
- Town Center Location
- Three Bedrooms
- Rear Enclosed Low Maintenance Garden With Lance Access
- Chain-Free
- EPC RATING D. COUNCIL TAX BAND B.

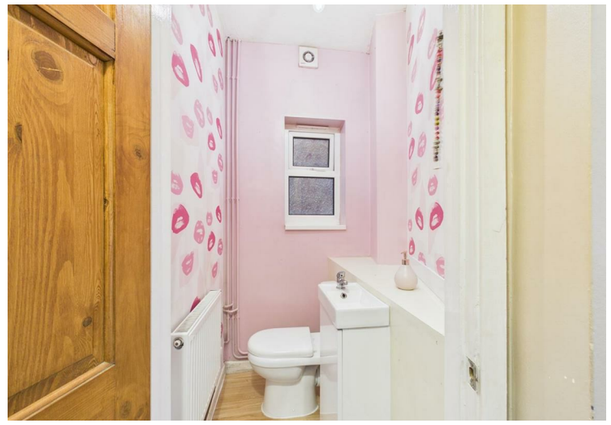


Chain Free £120,000

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

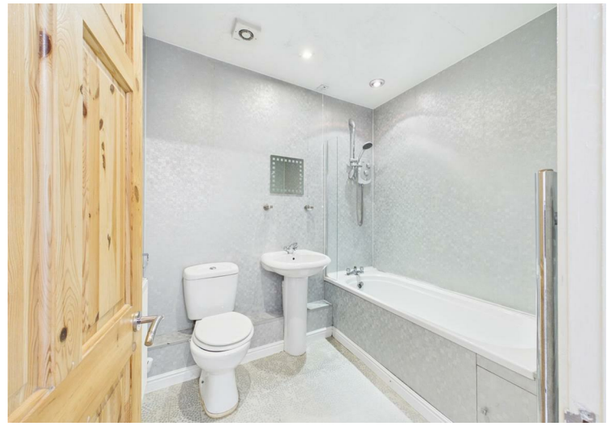
The Agent that goes the Extra Mile

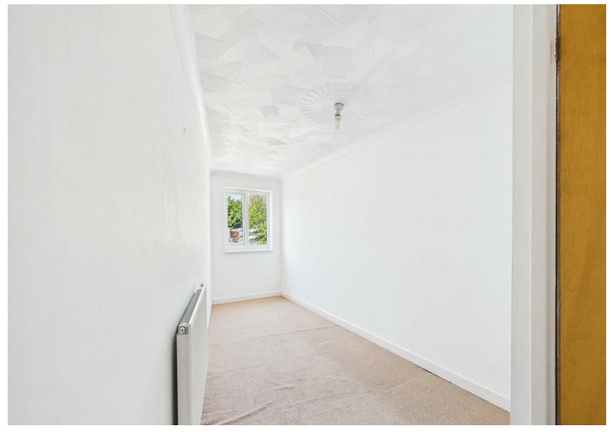


Are you looking for a chance to get onto the property ladder, downsizing or maybe an investment? Chain-free and ready for viewings this three bedroomed, end-of-terraced property has an added advantage of a downstairs cloakroom and upstairs bathroom and a low-maintenance garden with rear lane access, a bonus for a terraced property. What's more interesting with what you will find inside this property is a vintage "English Rose" (worth a Google!) fitted kitchen complete with red worktops, very unique! Call us today on 01554 759655 to get your viewing booked! EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge/diner, inner hallway, cloakroom, kitchen fitted with a vintage "English Rose" units, wall-units and worktop, landing, three bedrooms and bathroom. Externally, an elevated low maintenance rear garden laid with decorative chippings and secure gated pedestrian access that leads to a rear lane.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen regeneration of the docks and surrounding landscape as part of the Millennium Coastal Park project. Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course and the Festival Fields.





..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band B. There is no window in the upstairs bathroom. A few steps leading up to an elevated garden which has gated pedestrian access to a rear lane. Situated on a one-way street with on-street parking, situated in a permit parking zone, information taken from Carmarthenshire County Council website: Maximum 3 permits per household with a cost per permit, you can apply for the permit through www.carmarthenshirecountycouncil.co.uk . For this location, according to Ofcom, this is the following information: Broadband availability-up to Ultrafast (1800 Mpbs), Mobile availability-full mobile coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. what3words///unrealsitic.ends.winks

HALLWAY

LOUNGE/DINER

INNER HALLWAY

CLOAKROOM

KITCHEN

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.