

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:** We have not checked or tested any of the services or appliances at the property.

**TAX:** Band 'C'

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/1122/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.

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)

TELEPHONE: 01554 759655

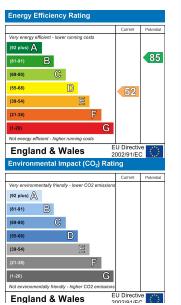


## 30 Stanley Street, New Dock, Llanelli, Carmarthenshire, SA15 2EU

- Semi-detached property
- Two Reception Rooms
- Courtyard Rear Garden
- Walking Distance to the Beach
- Ideal F.T.B
- Three Bedrooms
- Modern Downstairs Family Bathroom
- Chain Free
- Close to Local Schools
- EPC RATING E

**£136,000**

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**The Agent that goes the Extra Mile**



Located on the edge of Llanelli town in a quiet street in the New Dock area we have for sale this well-presented, semi-detached property, CHAIN FREE and ready for new owners. An ideal purchase for anyone wanting to get on the property ladder or as an investment not looking for any work and wanting just a change of decoration and a low-maintenance rear garden. Featuring a modern kitchen and modern family bathroom this three bedrooomed property also has an added advantage of having a smaller second reception room and office. EPC RATING E.

Accommodation comprises of : Hallway, dining area into lounge area, sitting room/playroom, office/study, inner hallway, kitchen, downstairs bathroom and three bedrooms. Externally, low-maintenance enclosed rear patio garden.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen a regeneration of the docks and landscape around the town, as part of the Millennium Coastal Park project. Now 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.



#### HALLWAY

#### UNDERSTAIRS STORAGE

#### DINING AREA

12'1" (max) x 9'6" (max) (3.708 (max) x 2.902 (max))

#### LOUNGE AREA

13'3" (max) x 10'10" (max) (4.042 (max) x 3.324 (max))

#### PLAYROOM/SITTING ROOM/BEDROOM

10'5" (max) x 7'1" (max) (3.187 (max) x 2.175 (max))

#### OFFICE/DRESSING ROOM

6'1" x 5'11" (1.858 x 1.807)

#### INNER HALLWAY

#### KITCHEN

10'1" x 9'11" (3.076 x 3.031)

#### FAMILY BATHROOM

9'11" (max) x 7'5" (max) (3.047 (max) x 2.265 (max))

#### AIRING CUPBOARD

#### FIRST FLOOR-LANDING

#### BEDROOM 1

12'9" x 9'8" (3.897 x 2.947)

#### BEDROOM 2

13'0" x 7'9" (3.969 x 2.375)

#### BEDROOM 3

9'5" x 6'4" (2.872 x 1.953)



#### DIRECTIONS

At our office turn left at Station Road traffic lights and follow the road down until you come to a mini-roundabout. Go straight across at this roundabout and carry on travelling down going across the railway line making your way onto "New Dock Road". Follow the road down and take the second turning off on your right signposted "Stanley Road". which then goes into "Stanley Street". The property is located on your right towards the end of the street, number 30.

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