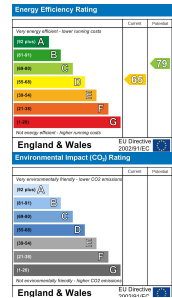


19 Rhandir Terrace, Llangennech, Llanelli, SA14 8TY

- Mid-terrace Traditional Property
- Lounge Through To Sitting Room & Sun-room
- Three Bedrooms
- Downstairs Family Bathroom & Upstairs Cloakroom
- Patio & Decked Rear Garden With Roomy Summer-house
- Well-presented Throught
- Friendly Village Location
- EPC RATING D. COUNCIL TAX BAND B.

Price £182,950

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



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The Agent that goes the Extra Mile





Found nestled in the middle of Rhandir Terrace in the popular village location of Llangennech, we have for sale this three bedroom stone-fronted property. Attentively owned by the current vendor for over 30 years this property has been well loved, well maintained and waiting to welcome all you lucky buyers! An added bonus with this property is you have a downstairs family bathroom and upstairs cloakroom a must for everyone these days. Location is key if you want the M4 links and you want to belong to a friendly village community. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway into lounge, opening into sitting room, kitchen/diner with pantry, storage cupboards (boiler in-situ), family bathroom, sun-room, landing, cloakroom and three bedrooms. Externally, to the rear garden consists of patio area, summerhouse with lights and electric connected with a decked area behind. There is no rear boundary wall fence as it backs onto fenced off private property which is owned by Pontrilais.

Llangennech is a village east of Llanelli with close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band B. On-street parking. There is no boundary fence/wall at the rear of the garden as it goes onto scrub-land owned by Pontrilas, one can be erected as there is a clear line there. The property is situated opposite an industrial estate. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (76 Mbps), Mobile availability- full mobile coverage O2, limited phone coverage for Three, EE and Vodafone. Based on the information currently available to the

Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

SITTING ROOM

KITCHEN/DINER

PANTRY

BOILER CUPBOARD

FAMILY BATHROOM

CONSERVATORY

LANDING

CLOAKROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

SUMMERHOUSE



DIRECTIONS

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