

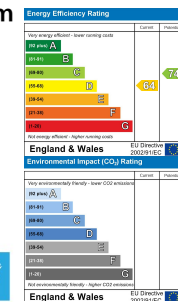


75 Queen Victoria Road, Llanelli, SA15 2TR

- Mid-terrace, Traditional Property
- Three Double Bedrooms
- South-easterly Rear Courtyard Patio Garden With Garage
- Immaculately Presented Through-out
- Viewing Is A Must!
- Three Reception Rooms
- Downstairs Cloakroom & Upstairs Family Bathroom
- Chain Free
- Fantastic Family Home Close To The Beach
- EPC RATING D. COUNCIL TAX BAND D.

£250,000

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



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The Agent that goes the Extra Mile





Situated on one of Llanelli's most desirable streets where you get to the beach or the town center, we have for sale this traditional mid-terrace property which offers a perfect blend of character and modern living. Boasting two reception rooms, downstairs cloakroom and an upstairs family bathroom, ample space for both relaxation and entertaining, providing plenty of room for the whole family. Chain-free and ready to welcome all you lucky buyers so call us today on 01554 759655 and see what's waiting for you behind 75 Queen Victoria Road. EPC RATING TBC. COUNCIL TAX BAND D.

Accommodation comprises: Vestibule, hallway, lounge, sitting room, dining room, contemporary kitchen, utility room, cloakroom, split-level landing, family bathroom and three double bedrooms. Externally, to the front an enclosed paved forecourt. To the rear an L-shaped paved courtyard which leads to a good-size garage with electric door and pedestrian access to the rear lane.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and surrounding landscape have been regenerated as part of the Millennium Coastal Park project. Llanelli is known for its wildlife havens, including the National Wetlands Centre and Sandy Water Park, Millennium Quays, the Discovery Centre, the Machynys Championship Golf Course, and the Festival Fields.



..AGENTS VIEWING NOTES

VESTIBULE

HALLWAY

LOUNGE

SITTING ROOM

DINING ROOM

KITCHEN

UTILITY ROOM

CLOAKROOM

SPLIT-LEVEL LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

GARAGE



DIRECTIONS

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