



Approximate total area<sup>(1)</sup>  
862 ft<sup>2</sup>  
80 m<sup>2</sup>  
  
Reduced headroom  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>



(1) Excluding balconies and terraces  
  
Reduced headroom  
..... Below 5 ft/1.5 m  
  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360

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'

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

Take on JHL/SC/0825/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,

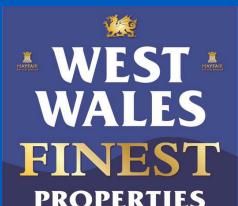
**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

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

TELEPHONE: 01554 759655



01554 759655  
www.westwalesproperties.co.uk



## 47 Stradey Hill, Pwll, Llanelli, Carmarthenshire, SA15 4AB

- Traditional, End-of-terrace Cottage
- Three Bedrooms
- Panoramic Coastal View From The Main Bedroom
- Garage & Driveway
- Sought After Coastal Village Location
- Two Reception Rooms
- Upstairs Shower Room
- Requires Updating Throughout
- Chain-free!
- EPC RATING D. COUNCIL TAX BAND B.

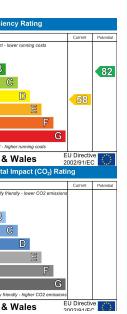
**£160,000**

**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***





## 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.

**NO FORWARD CHAIN** Perched on the corner where Elgin Road meets Stradey Hill in the sought-after village of Pwll, we have for sale this end-of-terrace property. Chain-free and ready to view, this cottage requires TLC and modernising throughout and is ideal for any buyer looking for a property to put their own stamp on and bring it back into the 21st century. This property has been a well-loved family home over the years, and we're looking for someone to love it again. Could you be that person? EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises an Entrance Hall, lounge, through to dining/sitting room, kitchen, pantry/utility room, storage room, landing, shower room with a disabled shower, airing cupboard, and three bedrooms. The main bedroom has a panoramic view of the coastline, and bedroom three would make an ideal dressing room/office or nursery. Externally, steps leading to the front entrance of the property (blocked off as no longer in use). A sweeping driveway accessed from Elgin Road leads you to the rear of the property, providing off-road parking and a garage (which may be more challenging to access for larger cars). The lower part of the garden is a work in progress, as the vendor has cut back a significant amount of the overgrowth and requires further work.

Pwll is a small coastal village located between Llanelli and Burry Port. The town is concentrated along the north of the A484. The land rises away from the coast, providing a view of the Gower Peninsula (Penrhyn Gwyr). The area is also where the Millennium Coastal Path runs, allowing cyclists to get between Burry Port and Llanelli. The coastal path is within walking distance of the property.

## ..AGENTS VIEWING NOTES

ENTRANCE HALLWAY

LOUNGE

SITING ROOM/DINING ROOM

KITCHEN

UTILITY/PANTRY

STORAGE CUPBOARD

LANDING

SHOWER ROOM

## AIRING CUPBOARD

BEDROOM 1

BEDROOM 2

NURSERY/OFFICE/BEDROOM 3