



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 gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band B

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON JHL/SC/0325/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



100 Swansea Road, Llanelli, Carmarthenshire, SA15 3BJ

- Traditional, Mid-terrace Property
- Downstairs Family Bathroom
- On-street Parking
- Town Center Location
- Three Bedrooms
- Courtyard Rear Garden With Spacious Workshop
- Chain-free!
- EPC D COUNCIL TAX BAND B.

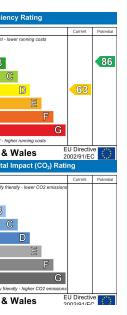
£124,000

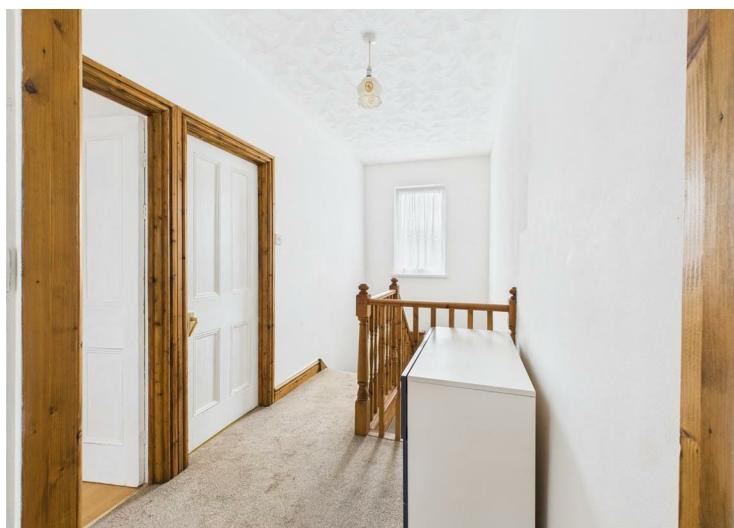
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The Agent that goes the Extra Mile





Situated within walking distance of local primary schools, Llanelli Town Centre, and the Eastern Gate development, we have this traditional, three-bedroom mid-terraced property for sale in a street that is a firm favorite for convenience, making this property an ideal starter home or investment. Chain-free and ready to view, this property would make an ideal home to get you on the property ladder. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises: Hallway, lounge/diner, kitchen/diner, family bathroom, landing and three bedrooms. Externally, it is a low-maintenance courtyard with a workshop and secure pedestrian gated access to the rear lane.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and landscape around the town have been regenerated 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. Asbestos on the workshop roof. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (10,000 Mpbs), Mobile availability mobile coverage for Three and O2, limited phone coverage for EE and Vodafone. Based on the information currently available to the Coal Authority, a mining report is

recommended for this property—on-street parking. The application for Probate has not yet been finalised.

HALLWAY

LOUNGE AREA

DINING AREA

KITCHEN/DINER

FAMILY BATHROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

At the office head towards Asda, making your way towards the Eastern Gate roundabout, at this roundabout take the third turning off and follow the road to the next roundabout. At this roundabout take the fourth turning off then take the first turning on your left signposted "James Street" follow the road until you get to a crossroads, turn left and follow again till you get to another crossroads. At the junction turn right signposted "Swansea Road", follow the road hallway up and the property is situated on the right, number 100.



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