

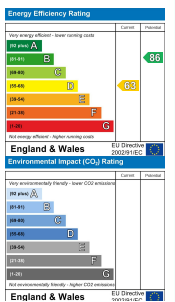


100 Swansea Road, Llanelli, Carmarthenshire, SA15 3BJ

- 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

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



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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 Offcom, this is the following information: Broadband availability- up to Ultrafast (10,000 Mbps), Mobile availability mobile coverage for Three and O2, limited phone coverage for EE and Vodaphone. 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 halfway 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.