

Approximate total area<sup>(1)</sup>

1564.78 ft<sup>2</sup>  
145.37 m<sup>2</sup>

Reduced headroom

23.57 ft<sup>2</sup>  
2.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

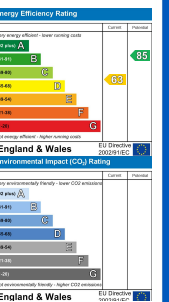


## 41 Elgin Road, Pwll, Llanelli, Carmarthenshire, SA15 4AF

- Semi-detached Property
- Conservatory & Lounge
- Commanding Panoramic Views of The Coastline
- Spacious Plot Measuring 0.26 Acre
- Four Bedrooms
- Ample Parking
- Requires Updating Throughout
- EPC RATING TBC

**£240,000**

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



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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'D'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0323/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.

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

*The Agent that goes the Extra Mile*







Calling all buyers looking for a home with a view! Sitting proudly in a commanding spot to take in the most fantastic panoramic coastline views that give all-year-round enjoyment, we have for sale this semi-detached, four-bedroom property. Chain-free in a couple of weeks and ready to view now, this property does require updating throughout but offers a spacious plot that measures 0.26 acre, and another bonus is it also offers ample off-road parking. Viewing is highly recommended to appreciate the size and location but most of all the stunning view. EPC RATING TBC.

Accommodation comprises of : Conservatory, lounge, hallway, kitchen/breakfast/family room, bathroom and four bedrooms. Externally, a spacious plot measuring 0.26 acre, to take in that breath-taking panoramic view and then steps leading down to the remainder of the garden laid to lawn with mature shrubbed boundaries. Off-road parking to the side.

Pwll is a small coastal village, located between Llanelli and Burry Port. It has a local shop, a few pubs, and a primary school. The village 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 The Millennium Coastal Path runs through allowing cyclists to get between Burry Port and Llanelli without the need of Cycling on the congested road during commuting hours.

**CONSERVATORY**

11'5" x 22'11" (3.50 x 7.00 )

**LOUNGE**

14'10" x 24'11" (4.53 x 7.60)

**HALLWAY**

**KITCHEN/BREAKFAST/FAMILY ROOM**

13'7" x 22'10" (4.15 x 6.98 )

**FIRST FLOOR-LANDING**

**BATHROOM**

**BEDROOM 1**

14'9" x 10'7" (4.51 x 3.25)

**BEDROOM 2**

13'7" x 8'9" (4.16 x 2.67 )

**BEDROOM 3**

11'5" x 8'3" (3.49 x 2.54)

**BEDROOM 4**

8'2" x 10'9" (2.50 x 3.28)



**DIRECTIONS**

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off onto "Sandy Road". Drive down Sandy Road, go straight ahead at the traffic lights and continue driving till you get to a mini-roundabout, continue onwards. At the next roundabout take the second turning off towards 'Coleg Sir Gar' continue on past the college which is on your right and then continue driving through "Bassett Terrace" then onto "Pwll Road". Take the second turning on your right signposted "Elgin Road" and follow up the hill and continue driving until you get to number 41, which is situated on the left.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.