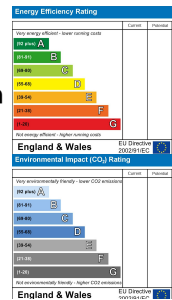


## 5 College Hill, Llanelli, Carmarthenshire, SA15 1EL

- Traditional, Mid-terraced Property
- Two Reception Rooms
- Tiered Rear Garden with Garage
- Ideal Family Home
- EPC RATING TBC. COUNCIL TAX BAND D.
- Four Bedrooms
- Downstairs Shower-room & Upstairs Bathroom
- Very Close to Llanelli Town Centre & Schools
- One to View!

£225,000

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

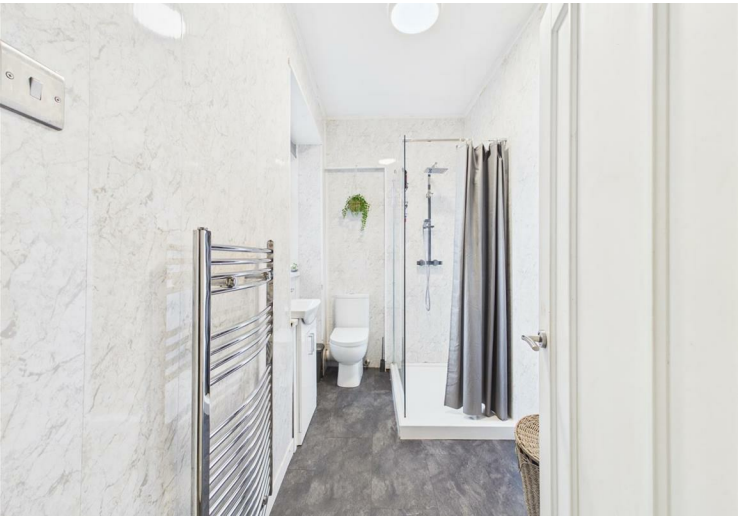
22 Murray Street, Llanelli, Dyfed, SA15 1DZ

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



*The Agent that goes the Extra Mile*





Situated a few doors in from the start of College Hill, Llanelli, this delightful mid-terrace house offers a perfect blend of character and modern living. Two reception rooms both with log-burners, downstairs cloakroom and upstairs bathroom, and being so close to the town center as well as the local schools, making this property a great example of a family home. A viewing is highly recommended for you to see and appreciate what's behind the door of number 5 College Hill, call today on 01554 759655. EPC RATING TBC. COUNCIL TAX BAND D.

Accommodation comprises : Vestibule, hallway, lounge, sitting/dining room, shower-room, kitchen, landing, bathroom, and three bedrooms. To the front is an enclosed frontage laid with a small area of astro-lawn. To the rear, an enclosed tiered garden with a mixture of patio area, raised decked area and an area laid with astro lawn and pond feature. Secure gated access to the rear lane and a garage with an electric up-and-over door and EV charging port for a car.

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 D. On-street parking and garage to the rear. The garage has an electric up-and-over door and also an electric charging point for a car. There are leased solar-panels on the roof, lease is for 25 years and 3 months from 12/09/2011, we have details on file. The solar panels on the garage roof have not been

connected and not in use. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (10,000 Mbps), Mobile availability-full mobile coverage for Vodafone, Three and O2, limited phone coverage for EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

**VESTIBULE**

**HALLWAY**

**LOUNGE**

**SHOWER ROOM**

**SITTING/DINING ROOM**

**KITCHEN**

**REAR PORCH**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**BEDROOM 4**

**GARAGE**



**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.