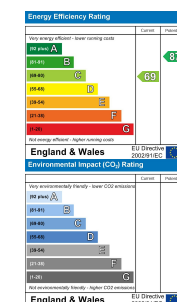


15 Parc Morlais, Llangennech, Llanelli, Carmarthenshire, SA14 8XZ

- Semi-detached Property
- Recently Fitted "Wren" Kitchen
- Good-sized Enclosed Rear Garden
- Sought After Residential Estate
- Viewing A Must
- Two Bedrooms
- Off-road Parking to Side
- Immaculately Presented Inside & Out
- Prime Village Location
- EPC RATING C



Offers In Excess Of £160,000

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 'B'

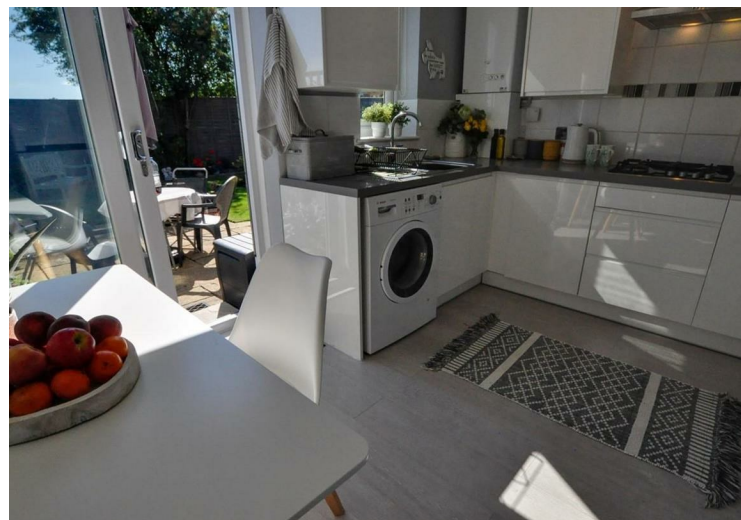
FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/0822/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.

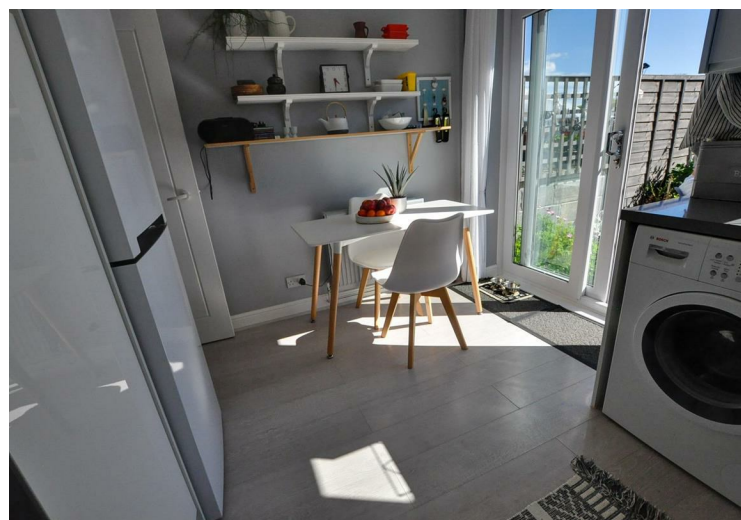
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Calling all **FIRST TIME BUYERS** or anyone wanting to **DOWNSIZE!** Situated in a quiet cul-de-sac In Parc Morlais, a modern estate in the popular village of Llangennech is this **TWO Bedroom**, semi-detached property. Modern and Immaculately presented throughout and in a great spot this property is top on our "Must View" list. With front and a south-westerly rear garden mainly laid to lawn along with a driveway this is a perfect little starter home and a firm favourite for anyone wanting to be close to the M4 as well as local primary school and local amenities. Arrange a viewing today so you will not be disappointed tomorrow, call us on 01554 759655. EPC RATING C.

Accommodation comprises of : Lounge, kitchen/diner with a newly fitted high-gloss Wren kitchen, two bedrooms and recently fitted contemporary shower room. Externally, open-aspect low-maintenance frontage and driveway to the side. To the rear a good-sized garden mainly laid to lawn with beautiful shrub and flowering borders, patio and garden shed.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.



LOUNGE

15'10" (max) x 11'9" (max) (4.846 (max) x 3.605 (max))

KITCHEN/DINER

11'9" x 9'10" (3.590 x 3.009)

FIRST FLOOR-LANDING

SHOWER ROOM

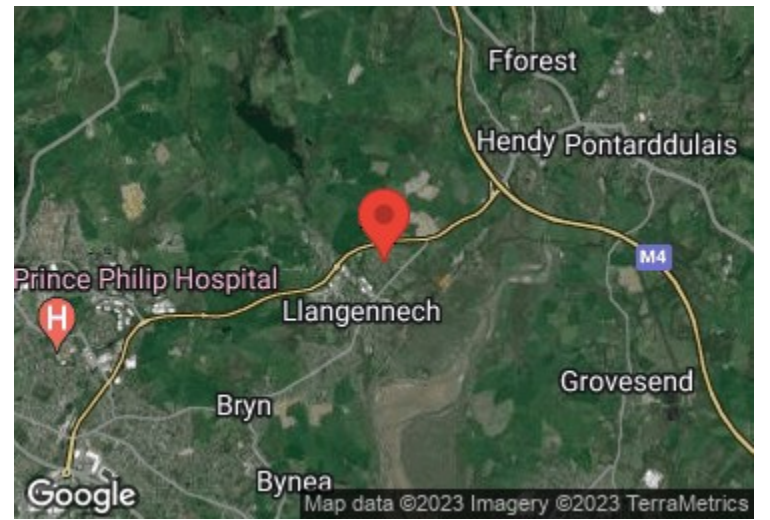
8'0" x 4'8" (2.456 x 1.434)

BEDROOM 1

11'10" x 9'2" (3.608 x 2.803)

BEDROOM 2

11'9" (max) 8'8" (max) (3.602 (max) 2.656 (max))



DIRECTIONS

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. After the roundabout for "Llanelli Crematorium" you will approach another roundabout, at this roundabout take the third turning off and follow the road down taking a left-hand bend and continuing until you get to a junction. At the junction turn left and proceed driving down the road taking the second turning on your left signposted "Parc Morlais". Follow the street up and bear round to your right then take the first turning left. Continue following the road and the property is situated on your left, number 15.

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