



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

TAX: Band 'D'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

TAKE ON AJS/SC/0825/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

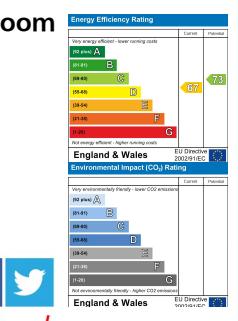
39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



2 Clos Albion, Llanelli, Carmarthenshire, SA19 7HJ

- Traditional, Semi-detached Modern Property
- Three Bedrooms
- Lounge & Conservatory
- Enclosed Garden To The Side & Patio Garden To The Rear
- Cloakroom, Bathroom & En-suite Shower-room
- Two Allocated Parking Spaces
- Sought After Market Town Location
- EPC RATING D. COUNCIL TAX BAND D.
- One To View!



Offers In The Region Of £259,950

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39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile



DIRECTIONS

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

..AGENTS VIEWING NOTES

[HALLWAY](#)

[CLOAKROOM](#)

[KITCHEN/DINER](#)

[UTILITY ROOM](#)

[LOUNGE](#)

[CONSERVATORY](#)

[LANDING](#)

[AIRING CUPBOARD](#)

[BATHROOM](#)

[BEDROOM 1](#)

[EN-SUITE SHOWER ROOM](#)

[BEDROOM 2](#)

[BEDROOM 3](#)