



## 84 Heol Llwynhendy Road, Llanelli, SA14 9HR

### Offers in excess of £200,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

A spacious DETACHED home is now available to buy in the pretty south Wales town of Llanelli. This home will require modernisation but for those with an eye for improvement could make this property into a stunning and spacious property.

The accommodation which extends to approximately 1500 sq ft enjoys plenty of living space and briefly consists: Entrance porch into hall, formal sitting room and lounge. The kitchen is fitted with plenty of storage and workspace and opens into the dining area. An additional living room and conservatory/utility completes the ground floor space. Stairs then lead to the first floor landing with four generous bedrooms and with a half landing leading to the bathroom.

Outside is a gated access to the drive for off road parking along with a garage. The garden which is slightly elevated is enclosed laid mainly with lawn and mature shrubs.

LOCATION: Llanelli is a market town in the county of Carmarthenshire and located approx. 11 miles north west of Swansea and 12 miles south east of Carmarthen. There are plenty of local amenities alongside transport links. The stunning South coast of Wales also a short drive away to enjoy.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

| Energy Efficiency Rating                    |  |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |
|---|--|-------------------------|---|--|-------------------------|
|   |  | Potential               |   |  | Potential               |
| Very energy efficient - lower running costs |  |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |
| (92 plus) A                                 |  |                         | (92 plus) A   |  |                         |
| (81-91) B                                   |  |                         | (81-91) B   |  |                         |
| (69-80) C                                   |  |                         | (69-80) C   |  |                         |
| (55-68) D                                   |  |                         | (55-68) D   |  |                         |
| (39-54) E                                   |  |                         | (39-54) E   |  |                         |
| (21-38) F                                   |  |                         | (21-38) F   |  |                         |
| (1-20) G                                    |  |                         | (1-20) G  |  |                         |
| Not energy efficient - higher running costs |  |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |
| England & Wales                             |  | EU Directive 2002/91/EC | England & Wales   |  | EU Directive 2002/91/EC |



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