



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/1122/OK

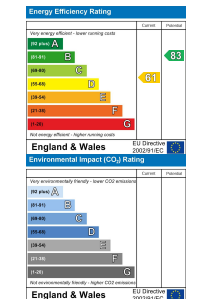
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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



**78 Elgin Road, Pwll, Llanelli, Carmarthenshire, SA15 4AF**

- Semi-detached Property
- En-Suite, Bathroom and Cloakroom,
- Three Bedrooms
- Rear Tiered Low-maintenance Garden
- View of the Coast from The Front
- Sought After Location
- Viewing A Must
- Chain Free!
- EPC RATING D



**Offers In Excess Of £225,000**

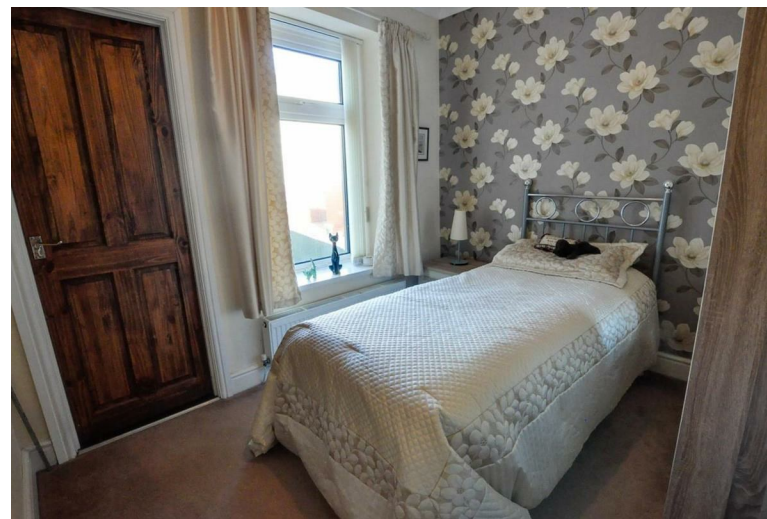
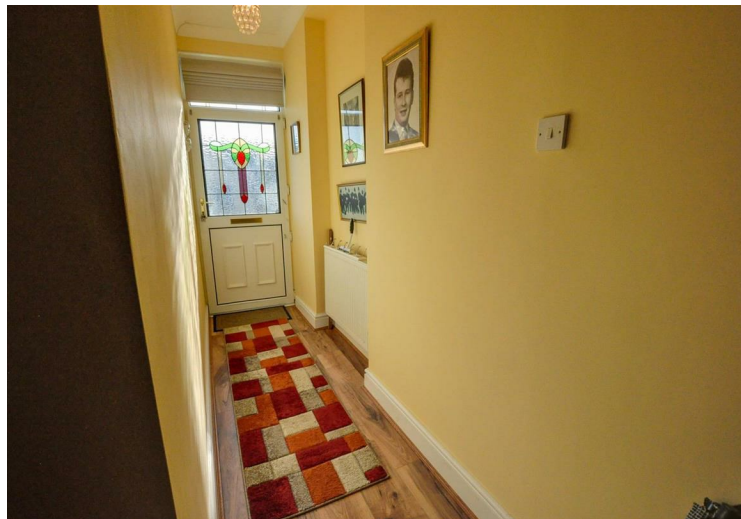
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

**The Agent that goes the Extra Mile**

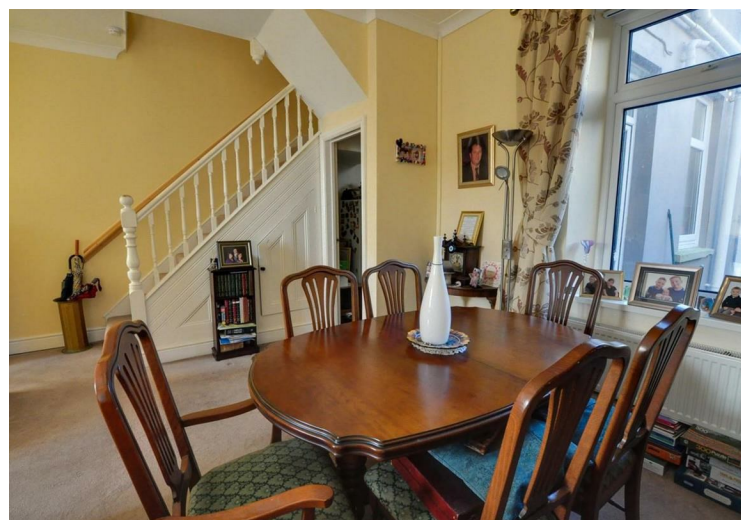




Are you looking for a room with a view? We can give you a view of the coast from the lounge and bedroom with this three bedroom, semi-detached property that sits proudly elevated on Elgin Road. Set back off from the road this property offers a downstairs cloakroom, modern bathroom with free-standing roll-top bath and an en-suite shower room along with an open-plan lounge and dining room that allows space for the modern family. Viewing is highly recommended to appreciate the location, views, along with the presentation. Chain-free! EPC RATING D

Accommodation comprises of : Hallway, open-plan lounge/diner, kitchen, utility room, cloakroom, upstairs modern family bathroom and three bedrooms-bedroom 2 with an en-suite shower room and potential to convert the attic STP. Externally, open elevated low-maintenance frontage, suitable to create off road parking. To the rear, patio area then steps leading up to two separate decked areas.

Pwll is a small coastal village, located between Llanelli and Burry Port. 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.



**HALLWAY**

**LOUNGE/DINER**

21'6" (max) x 15'10" (max) (6.567 (max) x 4.843 (max) )

**KITCHEN**

15'6" (max) x 7'2" (max) (4.726 (max) x 2.186 (max) )

**UTILITY AREA**

9'3" (max) x 8'9" (max) (2.826 (max) x 2.679 (max) )

**CLOAKROOM**

4'10" x 4'6" (1.489 x 1.386)

**FIRST FLOOR-LANDING**

**BATHROOM**

10'2" (max) x 9'4" (max) (3.103 (max) x 2.865 (max) )

**BEDROOM 1**

11'10" (max) x 9'7" (max) (3.627 (max) x 2.932 (max) )

**BEDROOM 2**

9'9" x 9'1" (2.972 x 2.782)

**EN-SUITE SHOWER ROOM**

6'7" (max) x 5'8" (max) (2.010 (max) x 1.743 (max) )

**BEDROOM 3**

8'4" x 6'7" (2.557 x 2.018)



**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 signposted junction into "Elgin Road" on your right which is just before the "Greenwells Power Tools". Follow the road up and along until you get to number 78, which will be on your 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.