

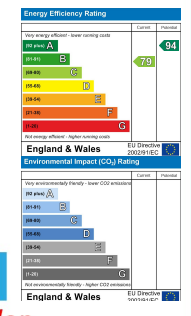


285 Stryd Bennett, Stradey Park Estate, Llanelli, Carmarthenshire, SA15 4DJ

- End-of-terrace Property
- Cloakroom, Bathroom & En-suite Shower Room
- Prime Residential Site Location
- Ideal F.T.B/Investment
- Viewing A Must
- Three Bedrooms
- Well-presented Throughout
- Close to Local Schools & Coast
- Four Parking Spaces
- EPC RATING C

Offers In The Region Of £172,000

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.

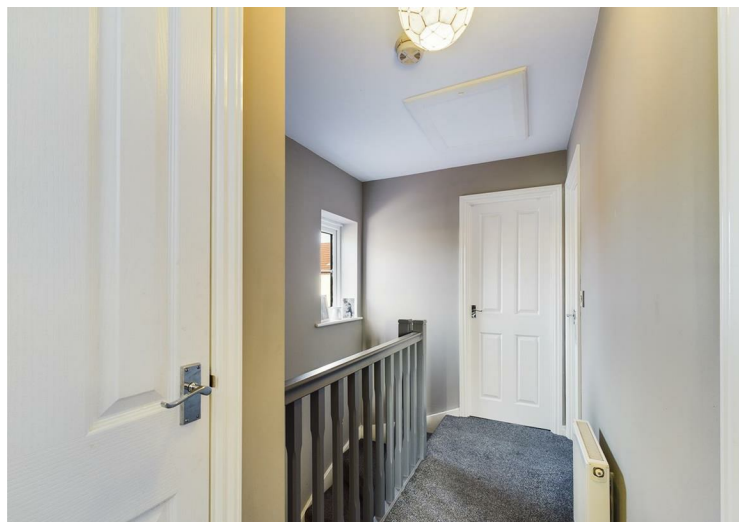
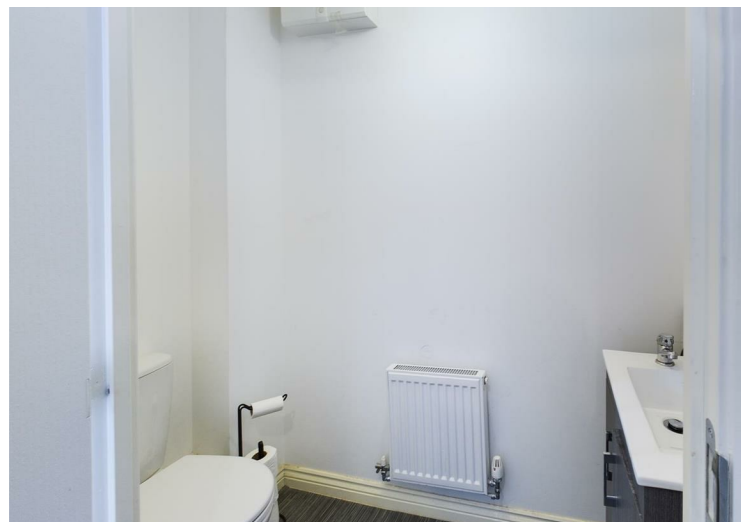
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band C

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take-on AKF/SC/0223/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.

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Situated on the former home of the legendary "Scarlet's" Rugby Club, a breath of fresh air has blown through this historic area with this new development of homes. This three-bedroom, end-of-terrace property can be found on "Stryd Bennett" named after the famous welsh rugby player Phil Bennett. One owner from new and ready to view, so if you're looking for a modern and stylish property, close to the coast and in the catchment areas of popular local schools and college with excellent public transport links, then perhaps this new-build could be the one for you. Call today on 01554 759655. EPC RATING C.

Accommodation comprises of : Hallway, cloakroom, kitchen/breakfast room, lounge, bathroom, three bedrooms-master with en-suite shower room. Externally, open-aspect frontage with parking space to the front. To the rear, an enclosed low-maintenance garden with astro-lawn and raised decked area. To the side an additional 3 parking spaces.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-know for the prime coastal location which attracts thousands of visitors each year. Accommodating an array of primary and secondary schools both in english and welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town center and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



HALLWAY

KITCHEN/BREAKFAST

10'4" x 7'11" (3.17 x 2.43)

LOUNGE

15'1" (max) x 14'2" (max) (4.60 (max) x 4.34 (max))

CLOAKROOM

6'3" x 2'11" (1.91 x 0.91)

FISRT FLOOR-LANDING

BATHROOM

6'3" x 6'2" (1.91 x 1.90)

BEDROOM 1

9'5" (max) x 8'4" (max) (2.89 (max) x 2.56 (max))

EN-SUITE SHOWER ROOM

8'4" (max) x 4'5" (max) (2.56 (max) x 1.36 (max))

BEDROOM 2

10'6" x 8'5" (3.21 x 2.58)

BEDROOM 3

7'7" x 6'3" (2.32 x 1.91)



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 and at the traffic lights turn right onto "Maes Y Coed" passing the "Co-op" on your right going into the Stradey estate. Go over the roundabout and turn right at the junction. and follow the road around a left-hand bend and then round to a right-hand bend. Follow the street and the property is situated on your left, number 285 with a board on the front.

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