

Floor 1



Floor 2

Approximate total area
870.84 ft²
80.9 m²

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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 water, gas, electric and sewerage. Gas central heating system. 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/0124/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

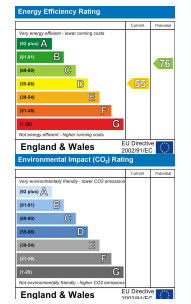
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



12 Pottery Street, Llanelli, Carmarthenshire, SA15 1TA

- Mid-terraced Property
- Downstairs Bathroom
- Ideal Investment/F.T.B
- Rear Garden with Lane Access
- Permit Parking Zone Area.
- Two Bedrooms
- Spacious Lounge/Diner & Kitchen/Diner
- Chain Free
- Walking Distance To Town Center, School and Train/Bus Transport
- EPC RATING D. COUNCIL TAX BAND B.



£97,000

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The Agent that goes the Extra Mile

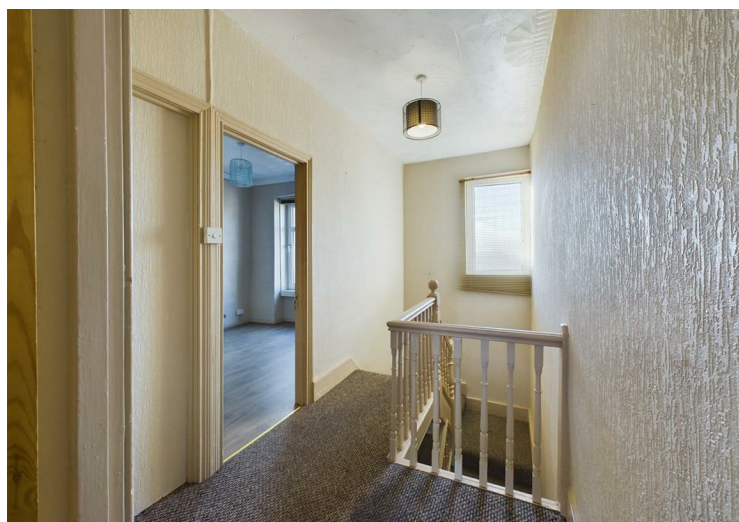
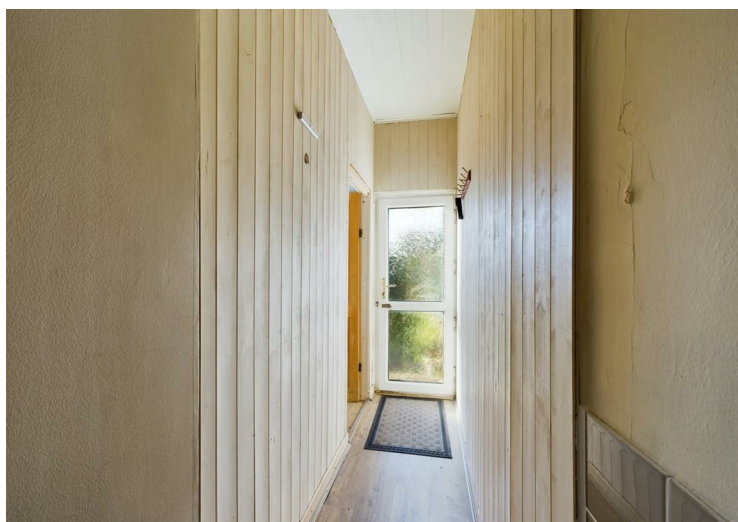




Situated in a street within proximity to Llanelli Town Centre, local amenities, schools and bus transport, we have for sale this two-bedroom, mid-terraced property, chain-free and ready to view. This property is an ideal first-time purchase if you're looking for a property where you want to put your stamp on it or as an investment because of the realistic price tag. Call today on 01554 759655 to arrange a viewing. EPC RATING D.

Accommodation comprises a hallway, lounge/dining room, kitchen/diner, inner hallway, downstairs bathroom, and two bedrooms. Externally, the enclosed garden mainly laid to lawn with a brick outbuilding and secure gated access to a rear lane.

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-known for its prime coastal location, which attracts thousands of visitors each year. The town has an array of high-performing primary and secondary schools, English and Welsh mediums, CCTA college, hospitals, popular retail parks, and local shops in the town centre. The property is a short walk from the town centre and the local beach, where you can join the Millennium Coastal Path and enjoy the natural beauty by walking or cycling.



..AGENTS VIEWING NOTES

*****KEY INFORMATION*****VIEWING INFO*****No parking to the front-double yellow lines. Permit parking in neighbouring streets, to apply contact : tsresidentsparking@carmarthenshire.gov.uk High flood risk of surface water, information taken from NRW. Bathroom situated downstairs. Asbestos roof on shed.. Signs of damp at property owner investigating looks like a leak in a empty property rather than rising or penetrating as inner wall.

HALLWAY

LOUNGE AREA

11'8" (max) x 10'0" (max) (3.58 (max) x 3.05 (max))

DINING AREA

10'8" (max) x 9'4" (max) (3.26 (max) x 2.85 (max))

KITCHEN/DINER

14'6" (max) x 9'9" (max) (4.43 (max) x 2.98 (max))

INNER HALLWAY

BATHROOM

7'4" x 6'5" (2.26 x 1.98)

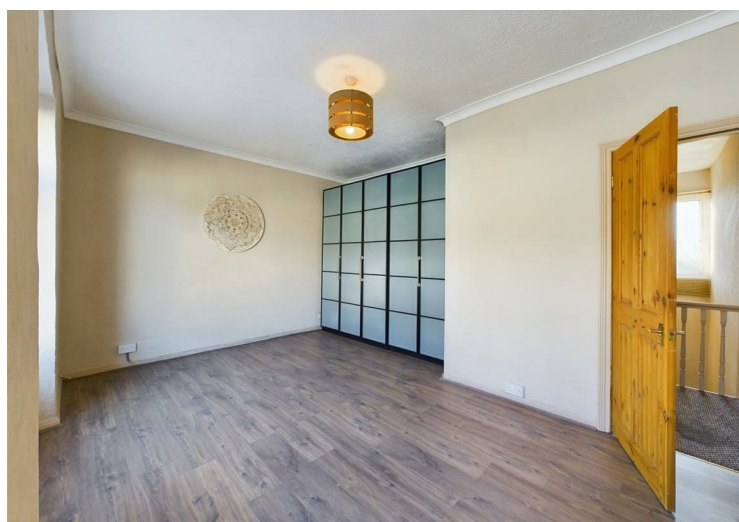
LANDING

BEDROOM 1

15'3" (max) x 11'1" (max) (4.67 (max) x 3.40 (max))

BEDROOM 2

9'8" x 9'2" (2.96 x 2.81)



DIRECTIONS

At the office turn right to head towards ASDA, going past the entrance and carrying on to the next mini-roundabout taking the second turning off and onto "Pottery Street", the property is situated on your right, number 12. Please note the property is situated in a permit parking zone, to apply contact : tsresidentsparking@carmarthenshire.gov.uk

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