

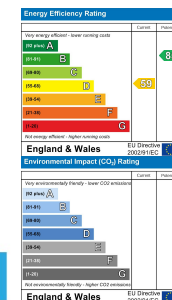


46 Parc Morlais, Llangennech, Llanelli, Carmarthenshire, SA14 8XZ

- Semi-detached Traditional Property
- Lounge & Conservatory
- Front & Rear Gardens
- Popular, Quiet Residential Estate
- EPC RATING D. COUNCIL TAX BAND B.
- Two Double Bedrooms
- Driveway
- Ideal Starter Home
- Viewing Recommended

Price £149,950

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: Mains gas, electric, water and sewerage connected. 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 AJS/SC/0524/draft

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.

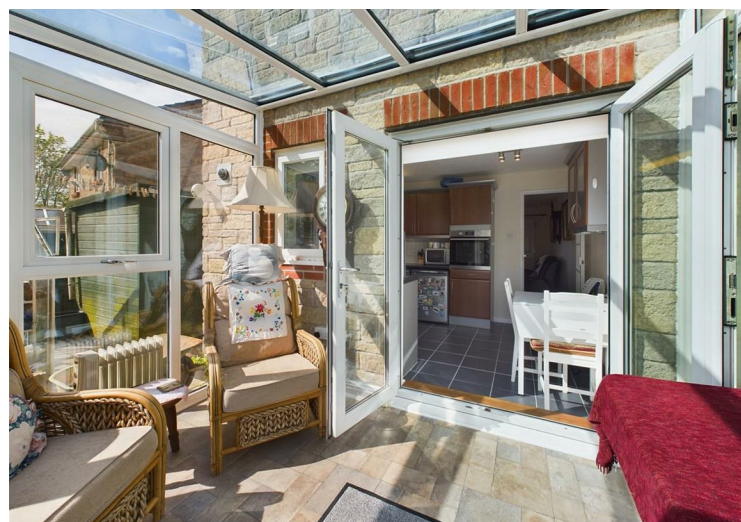
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Calling all **FIRST TIME BUYERS** or anyone wanting to **DOWNSIZE!** Situated in a quiet residential estate, Parc Morlais we have for sale this **TWO Bedroom**, semi-detached property. One owner from new and well-presented throughout, offering front and rear gardens, driveway and conservatory making this a perfect little starter home and a firm favourite for anyone wanting to be close to the M4 as well as local primary school and local amenities. Arrange a viewing today so you will not be disappointed tomorrow, call us on 01554 759655. EPC RATING D.

Accommodation comprises: Lounge, kitchen/diner, conservatory, landing, bathroom with jacuzzi bath and two bedrooms. Open-aspect frontage mainly laid to lawn with a driveway to the side. Secure gated pedestrian access into the rear garden which consists of patio area and the remainder laid to lawn.

Llangennech is a village east of Llanelli with close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.



..AGENTS VIEWING NOTES

LOUNGE
15'3" (max) x 11'9" (max) (4.66 (max) x 3.59 (max))

KITCHEN/DINER
11'9" x 9'0" (3.60 x 2.76)

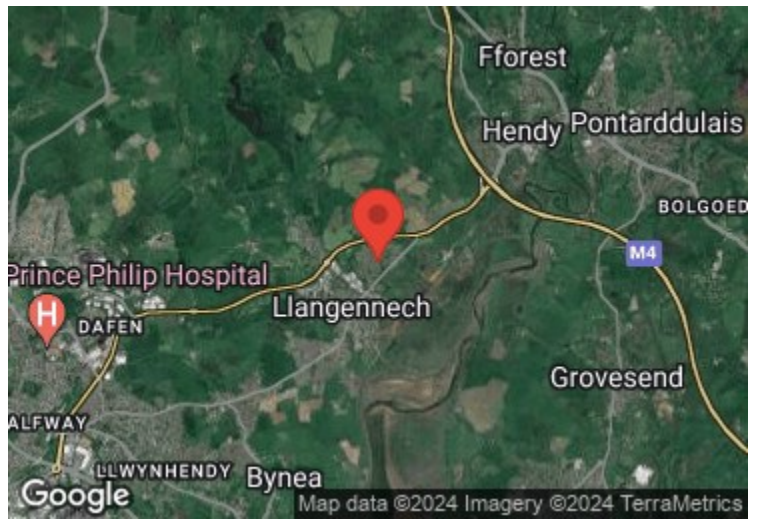
CONSERVATORY
10'0" x 7'6" (3.07 x 2.30)

LANDING

BATHROOM
8'1" x 4'6" (2.47 x 1.39)

BEDROOM 1
11'8" x 9'2" (3.58 x 2.81)

BEDROOM 2
11'9" (max) x 7'6" (max) (3.59 (max) x 2.31 (max))



DIRECTIONS

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. After the roundabout for "Llanelli Crematorium" you will approach another roundabout, at this roundabout take the third turning off and follow the road down taking a left-hand bend and continuing until you get to a junction. At the junction turn left and proceed driving down the road taking the second turning on your left signposted "Parc Morlais". Follow the street up and bear round to your right and continue following the road, the property is situated on your right, number 46.

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