

**Approximate total area<sup>(1)</sup>**  
2318.42 ft<sup>2</sup>  
215.39 m<sup>2</sup>

**Reduced headroom**  
82.83 ft<sup>2</sup>  
7.7 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

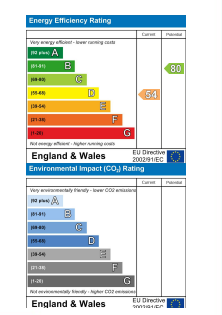
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



**38 Coleshill Terrace, Llanelli, Carmarthenshire, SA15 3DA**

- Traditional Terraced Property
- Three Reception Rooms
- Close To All Local Amenities
- Viewing Recommended
- Five Bedrooms & Loft Room
- Ideal Family Home
- Permit Parking & Garage to the Rear
- EPC RATING E. COUNCIL TAX BAND D.



**£229,500**

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 water, gas, electric and sewerage. We have not checked or tested any of the services or appliances at the property.  
TAX: D

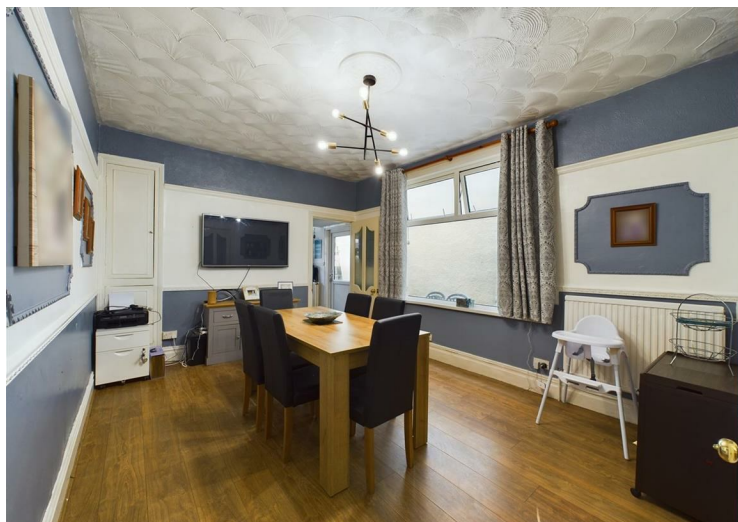
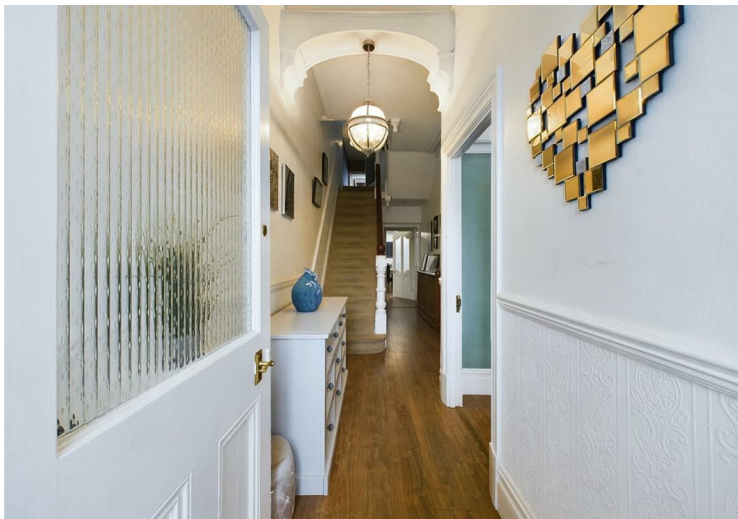
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/0524/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





You wouldn't believe what is hiding behind number 38 Coleshill Terrace, can we tempt you with a sneak peek of this five bedroom property? Situated in a sought after street of spacious, traditional, Victorian houses this property certainly should not be underestimated. Cleverly disguised as a terraced property but with so much space and room the family and still plenty of character. Located just a hop-skip-and-a-jump from the beautiful People's Park and very close proximity to schools, shops, leisure center and the beach this property is in the best location for all family members. Call today on 01554 759655. EPC RATING E.

Accommodation comprises: Vestibule, hallway, lounge, sitting room, cloakroom, storage cupboard, dining room, kitchen, landing, bathroom, five bedrooms-master with en-suite and a spacious attic bedroom. Externally, enclosed frontage. Externally to the rear, an enclosed low maintenance patio garden and spacious garage with rear lane access.

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 its prime coastal location which attracts thousands of visitors each year. The town has an array of high performing primary and secondary schools, both English and Welsh medium, CCTA college, hospital and popular retail parks along with the 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, walking or cycling.

### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\*Traditional built property. Gas, water, electric and sewerage mains connected. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- all networks available. Situated in a permit parking area, taken from Carmarthen County Council website, this is the following information: Maximum 3 permits per household £40 per permit. LPG, disabled blue badges and electric vehicles free, you can apply for the permit through From the information currently available to the Coal Authority, a mining report is recommended for this property-Coal Authority search on file.

### VESTIBULE

### HALLWAY

### LOUNGE

16'2" (max) x 12'11" (max) (4.95 (max) x 3.95 (max))

### SITTING ROOM

14'0" (max) x 11'5" (max) (4.27 (max) x 3.48 (max))

### CLOAKROOM

### DINING ROOM

14'7" (max) x 11'5" (max) (4.45 (max) x 3.49 (max))

### KITCHEN

11'5" (max) x 9'10" (max) (3.48 (max) x 3.01 (max))

### LANDING

### BATHROOM

7'1" x 6'5" (2.18 x 1.98)

### BEDROOM 1

18'0" (max) x 11'1" (max) (5.51 (max) x 3.38 (max))

### EN-SUITE SHOWER ROOM

5'10" x 4'2" (1.79 x 1.29)

### BEDROOM 2

11'5" x 10'10" (3.48 x 3.32)

### BEDROOM 3

12'2" (max) x 10'5" (max) (3.71 (max) x 3.18 (max))

### BEDROOM 4

14'7" x 8'2" (4.46 x 2.50)

### BEDROOM 5

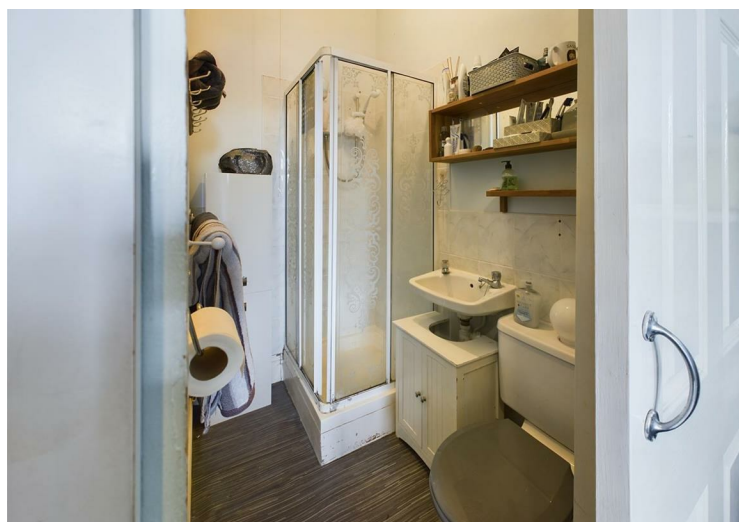
10'8" (max) x 6'6" (max) (3.26 (max) x 1.99 (max))

### ATTIC ROOM

18'6" (max) x 17'9" (max) (5.66 (max) x 5.42 (max))

### GARAGE

20'3" (max) x 16'7" (max) (6.18 (max) x 5.06 (max))



### DIRECTIONS

At our office turn right at the traffic lights driving onto "Station Road" then onto "Church Street". Take the third turning off on your left signposted "Coleshill Terrace". Follow the road along as you bear right and the house is situated on your right, number 38.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.