



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 sewage. 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 JHL/SC/0724/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

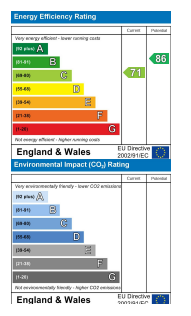


### 15 Temple Street, Llanelli, Carmarthenshire, SA15 1HT

- Traditional End-of-terrace Property
- Three Reception Rooms
- Modernised Throughout & Well-presented
- Quiet Street in Town Center Location
- Ideal F.T.B
- Three Double Bedrooms
- Upstairs Bathroom
- On-street Parking
- Close To All Schools & Shops
- EPC RATING C. COUNCIL TAX BAND C.

£155,000

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 your next home that offers three reception rooms, three double bedrooms, and a bigger bonus? No work is needed! Situated in a quiet street, tucked away from the town centre with friendly neighbours and close to all local amenities and schools. This fantastic example of a family home is also situated in a "flying start" area, which benefits families with nursery-age children. Traditional, modern and well worth a view, call us today on 01554 759655. EPC RATING C.

Accommodation comprises a vestibule, hallway, playroom/sitting room, dining room, lounge, kitchen, three double bedrooms, and bathroom. Externally, to the rear, there is an enclosed low-maintenance rear garden with a mixture of patio and Astro, an outhouse, and secure gated pedestrian access to the side into Penry Place.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. In recent years, the docks and landscape around the town have been regenerated as part of the Millennium Coastal Park project. Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course and the Festival Fields.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\*Traditional build. The main gas, water, electric, and sewerage are connected. According to Ofcom, the following information is available for this location: Broadband availability- up to Ultrafast (9000 Mbps), Mobile availability- Vodafone and O2 network available— limited network coverage for EE and Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. On-street parking only. The property is in a "Flying Start" area; please visit <https://fis.carmarthenshire.gov.wales/flying-start/> for more information. Leased solar panels have been installed; we await the documents. There are covenants and easements on the title, a copy of the title is available and we advise you request a copy.

**HALLWAY**

**PLAYROOM/SITTING ROOM**

12'3" (max) x 10'2" (max) (3.75 (max) x 3.10 (max))

**DINING ROOM**

11'0" x 9'11" (3.36 x 3.03)

**LOUNGE**

14'6" (max) x 9'8" (max) (4.44 (max) x 2.96 (max) )

**KITCHEN**

11'0" x 9'11" (3.37 x 3.03 )

**LANDING**

**BATHROOM**

6'7" x 6'6" (2.03 x 1.99)

**BEDROOM 1**

16'3" (max) x 10'4" (max) (4.97 (max) x 3.16 (max) )

**BEDROOM 2**

11'0" x 9'11" (3.36 x 3.04)

**BEDROOM 3**

9'7" (max) x 8'5" (max) (2.94 (max) x 2.58 (max))

**VESTIBULE**



**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", At the junction turn right onto "Wern Road". Continue on the road taking the third turning off on your right onto "Temple Street", the property is situated on your left, number 15.

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